

City of Oregon City

Position Description

Position: Building Inspector II	AFSCME
Department/Site: Community Development – Building Division	FLSA: Non-Exempt
Evaluated by: Building Official	Salary Grade: 40

Classification Summary

Performs inspections of residential, commercial and industrial buildings and structures of all types in the process of construction, alteration, or repair for compliance with applicable codes, approved plans and specifications, safe construction practices, and other regulations and ordinances related to the safety, health, and welfare of the public.

Distinguishing career features

The Building Inspector II is part of a three-tiered career path encompassing building safety inspection. The Building Inspector I must possess ICC certifications as follows: B1 - Residential Building Inspector & M1 - Residential Mechanical Inspector, along with the OIC – State of Oregon Inspector Certification. Equivalent certifications from the State of Oregon or other recognized certifications may be considered. Additional certifications desired may include: P1 – Residential Plumbing Inspector, E1 – Residential Electrical Inspector, R3 – Residential Plans Examiner, among others. Advancement to Building Inspector II requires. B2 – Commercial Building Inspector & 2M – Commercial Mechanical Inspector certifications, as well as the above listed certifications for Building Inspector I. Advancement is possible to a Senior Building Inspector with additional certifications beyond those required of Inspector II plus a demonstrated ability to lead a small team of inspectors.

Essential Duties and Responsibilities

The list of duties is a representative sample of the work appropriate to this class and does not include all the duties or specific tasks that may be assigned to a particular position. The incumbent may perform a combination of some or all the following duties:

- Performs technically challenging, complex inspections, such as those involving commercial and industrial buildings, or service-oriented buildings with state-of-the-art infrastructure.
- Inspects buildings, heating and ventilating systems, retaining walls, fences, towers, swimming pools, and other structures in the process of construction, remodeling or repair, determines if the structure meets approved permit, plans, specifications, applicable codes and special inspection requirements.
- Inspects sites and buildings prior to remodeling to determine validity of permit application and compliance with zoning restrictions. Requires corrections to be made when deficiencies are discovered. Assists builders, owners, engineers and architects in determining how corrections may be made to achieve code compliance.
- Inspects dangerous structures subject to Code Enforcement action. Inspects damaged or deteriorating buildings to determine needed repairs. Investigates alleged violations of building and zoning ordinances.

- Investigates and resolves complaints involving improper workmanship, safety problems, or nuisances related to construction projects. Refers only the extraordinary situations to higher authority as necessary.
- Prepares reports of field inspections. Documents status, nature of compliance or deficiency, and recommended correction of course of action. Enters necessary data into computerized permit system.
- Conducts pre-construction meetings with developers, contractors, engineers, architects, and other staff to explain inspection requirements for specific projects.
- Examine plans, drawings, and specifications for proposed construction projects within the scope of expertise required of this position, usually structural, mechanical and life safety aspects. Works with customers to resolve difficulties or violations of codes.
- May issue building permits for fully examined and approved plans, including fee calculations and collection based on size, type, and method of construction.
- Performs other duties as assigned that support the overall objective of the position.

Qualifications

Knowledge and Skills

Requires thorough knowledge of provisions of the Oregon Structural Specialty Code, Oregon Mechanical Specialty Code, ICC ANSI A117.1 Accessible and Usable Buildings and Facilities Standard, Oregon Residential specialty Code and related City regulations. Requires working knowledge of the practices and materials used in building construction and/or heating and ventilating systems, including structural steel, reinforced concrete, structural masonry and prestressed concrete. Requires knowledge of and skill at using a computer and common office productivity software to access and store information. Requires special skill in evaluating construction methods, reading and interpreting building and/or structural and mechanical plans, reading and interpreting building and/or structural and mechanical codes and applying them to specific situations. Requires sufficient English language skill to write reports and document inspections. Requires sufficient human relations skill to explain technical building information and code requirements to building professionals and laypersons, and to resolve conflict with others with tact and in a positive manner. Requires sufficient math skill to read and record distances and load bearing calculations.

Abilities

Requires the ability to carry out the essential functions of the position. Requires the ability to read and interpret plans, drawings, and engineering specifications and apply them to codes, regulations and ordinances. Requires the ability to learn and apply federal, state, and City regulations, codes, laws and ordinances for structural, fire, and mechanical building safety. Requires the ability to observe and document code compliance. Requires the ability to work cooperatively with the general public. Requires the ability to work as a contributing member of a team, work productively and cooperatively with other teams and external customers, and convey a positive image of the City and its services.

Physical Abilities

Requires the ability to function in an indoor or outdoor environment engaged in work of primarily a moderately active nature. Requires cardiovascular fitness to walk 400 yards over varying terrain.

Requires sufficient ambulatory ability to move about to office and outdoor field locations and to bend, stoop, reach, and climb. Requires auditory ability to carry on ordinary and telephonic conversation. Requires near and far visual acuity to read detailed maps, drawings, other printed material, computer screens, observe moving objects and observe physical layouts. Requires manual and finger dexterity to write and to operate computers and other office equipment. Requires the ability to alternatively sit and stand for sustained periods of time to observe construction and perform counter work.

Education and Experience

The position requires the equivalent to an Associates Degree in a building or engineering science plus four years of construction or inspection experience in Structural and Mechanical inspections.

Licenses and Certificates

Requires a valid drivers license. ICC certifications as 2B – Commercial Building Inspector, 2M – Commercial Building Inspector, along with certificates required for the Inspector I classification.

Working Conditions

Work is performed indoors and outdoors where some safety considerations exist from climbing and unstable surfaces.