

SENIOR BUILDING INSPECTOR

DEFINITION

This is the advanced level in the Building Inspection classification series. The Senior Inspector position performs specialty and generalist inspection / enforcement activities pertaining to the construction, alteration, and repair of industrial, commercial, and residential structures; performs related and other work as required. Promotional appointees shall serve a 1-year probation period.

SUPERVISION EXERCISED AND RECEIVED

Reports to the Building Official or designated appointee. The Senior Inspector position involves training of staff members in the Building I and Building II classifications under direction of the Building Official.

ESSENTIAL AND IMPORTANT DUTIES

- Performs all the duties of a Building Inspector I and II.
- Performs complicated commercial electrical, mechanical, plumbing, structural, and grading inspections for structures under repair, alteration or construction including, but not limited to:
 - High amperage and high voltage electrical services and installations.
 - Electrical in Hazardous areas such as commercial garages, service stations, plating plants, aircraft hangers, above ground fuel tanks, paint booths, etc.
 - High voltage motors and motor controllers.
 - High voltage substations and other transformer locations.
 - Electrical interlocks for commercial air changes, type 1 hoods, etc.
 - High voltage sign installations.
 - Lighting and energy compliance in commercial installations.
 - Fire and life safety installations in mid and high rise commercial buildings.
 - Fire and smoke dampers in mid and high rise buildings.
 - Chillers, HVAC units and Economizers in mid and high rise buildings.
 - Type 1 restaurant hoods and make up air installations.
 - Fume hoods for medical and Biotech installations.
 - Paint booths
 - Sizing and installation of grease interceptors and grease traps.
 - Installation of sewer back flow devices.
 - Installation of sewer pumps.
 - Installation of floor drains, floor sinks and special indirect wastes for restaurants, biotech labs, etc.
 - Installation of fuel pumps.
 - Post tension concrete slabs.
 - Complicated occupancy separations and area separations.
 - Type 1 and 2 Fire rated construction.
- Conducts specialty inspections such as fire damage repair, change of occupancies and major projects as assigned.

- Assists the Building Official with training of Building Inspectors I and II.
- Performs more complex plan review as assigned.
- Assists the Building Official in legal preparation of building projects under prosecution.
- Provides information to the public regarding complicated and technical requirements.
- Resolves problems in the absence of the Building Official.

JOB-RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of building, plumbing, electrical, and mechanical codes and the ordinances enforced by the City; principles, practices and techniques of combination inspection, building materials, and construction tools; accepted safety standards; modern methods of building construction.

Ability and skills to read and interpret building plans, diagrams, specifications and building codes. Detect poor workmanship, inferior materials, hazards from fire or collapse, and deviations from plans. With firmness and tact, enforce laws, codes and regulations, including the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and applicable provisions of all federal, state, and local codes, ordinances and regulations. Schedule / coordinate own workload and workload of others, and work independently. Maintain accurate, complete records. Analyze facts and exercise good independent judgment. Learn, retain, interpret and use technical knowledge related to changes in federal, state and local laws related to building. Communicate clearly and concisely, both orally and in writing. Establish, maintain and foster cooperative working relations with constituents, and co-workers, in the course of work.

EDUCATION AND TRAINING

Sufficient education and experience to satisfactorily perform the duties of this classification. A typical qualifying background would be a 2-year degree from an accredited college or university with course work in Engineering, Business Administration, or Public Administration; or 4-years experience as a Building Inspector II in the City of San Carlos; or equivalent experience as determined by the Building Official.

SPECIAL REQUIREMENTS

Speak clearly and understandably. Ability to read and hear voices and telephones. Visual acuity to quickly and accurately review and interpret plans and diagrams and make inspections. Ability to inspect construction sites requiring physical flexibility and dexterity, including the ability to continually stand, bend, stoop, reach, crouch and climb. Normal color vision required.

LICENSES, CERTIFICATES AND REGISTRATION

Possession of minimum Class C California driver's license issued by the State Department of Motor Vehicles. International Code Council (ICC) certification as a Combination Inspector. Possession of an ICC Building Official certification is highly desirable.