



BUILDING INSPECTOR II

Occupational Code: 2111

Salary Range: 29A

Status: Classified

FLSA: Exempt

Established: 11/72

Revised: 12/88 06/96

NATURE OF WORK:

This is highly skilled inspections and enforcement work to ensure compliance with the South Florida Building Code and other applicable codes and regulations as it relates to building construction, alteration and repair.

An employee in the classification shall conduct inspections and may oversee the work of field inspectors to ensure compliance with laws and regulations pertaining to building construction; evaluating substandard buildings to determine the extent of structural deterioration. An employee in this position usually works independently on field inspections and routine office duties, consulting with a technical superior on more difficult or unusual problems. This position is supervised by the Section Chief or designee through periodic conferences.

ESSENTIAL FUNCTIONS: (The examples of work listed in this class specification are not necessarily descriptive of any one position in the class. The omission of specific statements does not preclude management from assigning specific duties not listed herein if such duties are a logical assignment for the position. Examples of work performed are not to be used for allocation purposes.)

Conducts inspections of new construction for possession of permits; inspects for compliance with building code and approved plans and specifications requirements, soil conditions for piling, size of excavations, set-backs, foundation walls, vents, structural columns and beams; location and lay out of all steel reinforcing; inspects structural steel sections, wood trusses and roof braces, partitions firebrick and fireplaces.

Reviews and checks for appropriate permits and all alterations, major or minor repairs to buildings or other structures to ensure conformity with building codes.

Conducts investigations for possible non-compliance with City ordinances or other building codes.

Documents evidence of violators and ensures that the appropriate warrants or arrests are made and provides assistance in the prosecution of violators.

Performs roofing inspections and enforces roofing protocols.

Reviews roofing applications for compliance with South Florida Building Code.

Performs joint inspections, Certificate of Use inspections, and follows up on complaints.

Prepares monthly reports for the section, as requested.

Has a role in the administration of collective bargaining agreements and exercises judgment and discretion in their applications to bargaining unit employees.

Performs other related work as required.

DESIRABLE KNOWLEDGE, ABILITIES AND SKILLS: (The knowledge, abilities and skills identified in this class specification represent those needed to perform the duties of the class. Additional knowledge, abilities and skills may be applicable for individual positions in the employing departments.)

Considerable knowledge of possible structural and building defects and flaws and of effective corrective measures.

Considerable knowledge of the South Florida Building Code and all other applicable codes, standards and regulations pertaining to building construction and related activities.

Considerable knowledge of general construction methods and procedures, as they pertain to building, roofing and structural integrity.

Considerable knowledge of laws and regulations governing construction.

Ability to make decisions recognizing established precedents and practices, and to use resourcefulness and tact in meeting new problems.

Ability to establish and maintain effective working relationships with subordinates and other employees, building owners, contractors, architects, engineers and the general public.

Ability to prepare and maintain complete and accurate records and to make effective reports concerning work performed.

Ability to detect and locate defective workmanship and material and to ascertain the stage of construction when defects are most easily found and remedied.

Ability to supervise the work of others in a manner conducive to full performance and high morale.

REQUIREMENTS:

Must meet the requirements as stipulated under the South Florida Code and the Florida Statutes, if applicable, as Building Inspector (commercial or residential roofing) and two years as a Building Inspector I with a performance evaluation rating of 3.3 or greater for the two most recent years. A valid Florida Driver's License.

Note: Special requirements may be necessary depending upon needs of the City, however, they must be in accordance with the requirement of the South Florida Building Code and Florida Statutes.

TOOLS AND EQUIPMENT:

Personal computer, including word processing and permitting software; calculator; noise meter, pencil; ruler; drills; hands tools; copy machine; phone; two-way radio.

PHYSICAL DEMANDS: (The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.)

Work is performed primarily outdoors. Frequent outdoor work involves inspection of various land use developments, construction sites. Hand-eye coordination is necessary to operate computers and various pieces of office and technical equipment.

While performing the duties of this job, the employee is constantly required to lift up to 14 lbs; very frequently required to sit, stand, talk, hear, use hands to finger; handle, feel or operate objects, tools or controls; and reach with hands and arms; read and write in English. The employee is occasionally required to climb stairs, reach above and below shoulders, work outside, high temperatures, walk and bend.

WORK ENVIRONMENT: (The work environment characteristics described here are representative of those employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.)

The noise level in the work environment is usually quiet in the office, and moderate to loud in the field. Occasionally required to work at considerable heights and at night.