



CLASS SPECIFICATION FOR:

Building Inspector III

General Statement of Duties:

Performs skilled inspection work in enforcing compliance with the Virginia Uniform Statewide Building Code, County ordinances, and other related codes pertaining to building construction, alteration or repair; does related work as required.

Distinguishing Features of Class:

An employee in this class performs inspectional and enforcement duties in connection with all disciplines of construction, alterations, and repairs for conformance with residential building, electrical, plumbing, mechanical and gas safety regulations; and all disciplines of commercial building, fire protection, electrical, plumbing, mechanical and gas safety regulations. The incumbent regularly exercises technical judgment and discretion based on familiarity with a wide variety of construction and repair problems. Work is performed in accordance with the Virginia Uniform Statewide Building Code and County codes under direct supervision from the Residential Building Inspector Supervisor, Electrical/Elevator Inspector Supervisor, Mechanical/Plumbing Inspector Supervisor and/or an Engineer II.

Examples of Assigned Duties (*illustrative of the types and scope of duties and responsibilities assigned to positions in this class*):

- Inspects footing excavation prior to placement of concrete;
- Inspects foundation walls;
- Inspects framing of floors, walls, partitions, ceilings, and roofs;
- Inspects completed construction to make certain all code requirements have been met and that construction is in accordance with approved plans and specifications;
- Issues stop-work orders on any work being executed contrary to provisions of the code or in an unsafe and dangerous manner;
- Inspects all types of furnaces and burners which warm air for heating purposes;
- Inspects all types of ventilating, air conditioning, air pollution control and exhaust systems;
- Inspects all types of steam and hot water heating systems, gas, liquid, and solid fuel piping and appliances;
- Inspects new and existing wiring and electrical installations in residences to ensure compliance with ordinances and code standard;
- Inspects new and existing elevators, escalators, dumbwaiters and lifts;
- Inspects amusement device installations for compliance with the Virginia Amusement Device Regulations;
- Witnesses and reports on acceptance tests;
- Makes re-inspections of equipment to determine correction of violations;
- Confers with architects, builders, and owners on construction practices and matters of safety;
- Investigates complaints of code violations, prepares notices of violation and re-inspects to determine correction of violation;
- Maintains records of inspections, including diagrams and layouts, as appropriate, and makes applicable reports;
- Obtains summonses, prepares and presents evidence and testimony for court cases and appeals hearings involving code violations that are not otherwise resolved;
- Prepares daily activities reports;
- Performs related work as assigned.

Required Knowledge, Skills and Abilities:

Considerable knowledge of all disciplines of residential and commercial electrical, plumbing, mechanical, fuel gas and building practices, procedures, methods, materials, and equipment; considerable knowledge of applicable state and local codes; ability to effectively enforce codes; ability to detect errors in installation/construction and to recommend corrective action; ability to read and interpret plans and specifications accurately and to compare them with construction plans; ability to maintain effective working relationships with building owners and contractors; physical condition that permits activities including, but not limited to, walking and standing for extended periods, crawling, climbing, driving, and working under adverse temperatures and/or weather conditions.

Minimum Education and Experience:

Education: Graduation from high school, preferably supplemented by courses in plumbing, electrical, mechanical, and structural engineering;

Experience: Five (5) years of trades work experience in the trades (e.g. plumbing, electrical, mechanical, construction, and structural engineering)

OR: Any equivalent combination of experience and training which provides the required knowledge, skills and abilities.

Additional Requirements:

NOTE: Effective 4/1/2009 County Ordinance 1128 requires a criminal history record check and fingerprinting of all employees in authorized and hourly safety sensitive positions.

- Possession of a valid driver's license issued by the State of Virginia.
- Must be certified in the applicable inspection categories in accordance with the certification program of the Department of Housing and Community Development.
- Must participate in additional/ongoing training mandated by the agency and the Department of Housing and Community Development.