

To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions herein described. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in this job description.

Building Inspector II

Department: Community Development

Pay Grade: 510

FLSA Status: Non-Exempt

Job Code: C603

JOB SUMMARY

The purpose of this classification is to perform technical inspections of development sites and construction projects to determine compliance with all City, County, State and Federal codes and regulations regarding building construction. Work involves providing interpretations and explanations of construction codes, regulations, ordinances, and corrective requirements to developers, contractors, property owners, and the general public.

ESSENTIAL JOB FUNCTIONS

- Performs all aspects of the building inspection process; performs building, plumbing, mechanical, electrical, and related inspections; determines whether buildings/systems pass or fail inspections; identifies code deficiencies, hazardous conditions, structural failures, or improper uses; recommends corrective actions; reports violations and variations from codes/plans; issues stop work orders and documents conditions, as appropriate.
- Issues Certificates of Completion and Certificates of Occupancy, as needed.
- Reviews and analyzes various reports, forms, and documents; reviews construction documents for compliance with building, plumbing, electrical, mechanical, life safety, fire, and accessibility codes; reviews engineering reports to approve for construction; reviews materials list to determine appropriate use of materials; reads roof and floor system truss reports to determine appropriate installation and bracing.

- Performs various administrative tasks in support of the daily operations of the department; notifies utility companies of approval for service; maintains records of approval; performs routine computer data entry; completes inspection and plan review reports.
- Interacts and communicates with various groups and individuals to provide information and assistance; resolves issues with architects, engineers, and general contractors regarding review of their work; receives and responds to citizen questions and inquiries; provides answers and explanations regarding code and permit interpretations.
- Prepares and maintains accurate records of inspection activities; updates manuals and reference materials with current information.
- Maintains knowledge of existing, new, and updated codes definitions.
- Monitors construction activity within the community for work in progress that is not under permit.
- Assists code enforcement investigation of construction-related issued and violations, as needed.
- Operates a personal computer, printer, calculator, copier, fax machine, phone system, and other equipment as necessary to complete essential functions, to include the use of word processing, spreadsheet, database, and other system software utilized within the department.
- Operates City motor vehicle in performance of daily duties.
- Performs other related duties as required.

MINIMUM QUALIFICATIONS

Education and Experience:

Requires a High school diploma or equivalent; eight (8) years of experience in architecture, engineering, construction, or inspections; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job.

Licenses or Certifications:

- ICC Certification: B1- Residential Building Inspector, ICC Certification: E1- Residential Electrical Inspector, ICC Certification: M1- Residential Mechanical Inspector, ICC Certification: P1- Residential Plumbing Inspector, ICC Certification: FG – Fuel Gas Inspector, B2- Commercial Building Inspector, ICC Certification: E2- Commercial Electrical Inspector, ICC Certification: M2- Commercial Mechanical Inspector, ICC Certification: P2- Commercial Plumbing Inspector
- Georgia Soil and Water Conservation Commission (GSWCC) Level IB certification required within one year of employment.
- Possess and maintain a valid Georgia driver's license with a satisfactory motor vehicle record (MVR).

Knowledge, Skills and Abilities:

- Knowledge of State of Georgia Building Codes including, Energy, , Plumbing, Mechanical, Gas and Electric Codes.
- Knowledge of construction materials, practices and procedures.
- Ability to learn, comprehend, and apply all City or departmental policies, practices, and procedures necessary to function effectively in the position.

- Ability to evaluate, audit, deduce, and/or assess data using established criteria. Includes exercising discretion in determining actual or probable consequences and in referencing such evaluation to identify and select alternatives.
- Ability to provide guidance, assistance, and/or interpretation to others regarding the application of procedures and standards to specific situations.
- Ability to start, stop, operate and monitor the functioning of equipment, machinery, tools, and/or materials used in performing essential functions.
- Ability to utilize a wide variety of reference, descriptive, advisory and/or design data and information.
- Ability to perform addition, subtraction, multiplication and division; ability to calculate decimals and percentages; may include ability to perform mathematical operations with fractions; may include ability to compute discount, interest, and ratios; may include ability to calculate surface areas, volumes, weights, and measures.
- Ability to apply principles of rational systems; to interpret instructions furnished in written, oral, diagrammatic, or schedule form; and to exercise independent judgment to adopt or modify methods and standards to meet variations in assigned objectives.
- Ability to exercise judgment, decisiveness and creativity in situations involving the evaluation of information against sensory, judgmental, or subjective criteria, as opposed to that which is clearly measurable or verifiable.

PHYSICAL DEMANDS

The work is light work which requires the ability to exert very moderate effort in light work, typically involving some combination of stooping, kneeling, crouching, crawling, and climbing, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of moderate weight (12-20 pounds). Tasks may involve extended periods of time at a keyboard or work station. Tasks also require the ability to perceive and discriminate colors or shades of colors, sounds, odor, depth, texture, and visual cues or signals. Some tasks require the ability to communicate orally.

WORK ENVIRONMENT

Work is regularly performed with exposure to adverse environmental conditions, such as dirt, dust, pollen, odors, wetness, humidity, rain, temperature extremes, unsafe structures, heights, confined spaces, electric currents, bright/dim lights, or rude/irate customers.

The City has the right to revise this job description at any time. This description does not represent in any way a contract of employment.

The City of Roswell, Georgia commits to a policy of equal employment opportunity for applicants and employees, complying with local, state and federal laws. The City's policy is to employ qualified persons without discrimination regarding race, creed, color, religion, age, sex, country of national origin, marital status, disability, sexual orientation, gender identity, genetic information, political affiliation, ethnicity, or status in any other group protected by federal/state/local law.