

COMMERCIAL BUILDING INSPECTOR

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DEPARTMENT: Development Management

NATURE OF WORK:

Performs advanced technical work in the inspection of alterations, additions, or new construction for multifamily residential, commercial buildings, and amusement rides for compliance with the Uniform Statewide Building Code and appropriate County requirements.

Work is performed under the supervision of the Chief Building Inspector.

ESSENTIAL FUNCTIONS OF THE JOB:

Conducts field inspections of complex new construction, alterations, additions, or repairs to multifamily residential, commercial buildings, and amusement rides for compliance with Code.

Checks quality of materials and methods of construction.

Designates each inspected installation as “approved” or “rejected.”

Inspects building systems for hazardous conditions, structural failures, or improper uses.

Makes interpretations of codes that define approved system installation, incomplete installation, and necessary remedial work.

Investigates citizen complaints related to construction work to determine compliance with building codes. Takes appropriate enforcement actions as necessary.

Provides general liaison between County Building Inspections Department, commercial contractors, and property owners regarding correction of work, additional work to complete construction, and appointments for inspection; also provides liaison with other jurisdictions’ inspection departments.

Investigates work performed without a permit.

Maintains a daily log of all inspections.

Prepares reports and maintains records regarding inspections.

Communicates and interfaces with special inspector on permits requiring special inspections. Maintains a working log of permits requiring special inspection, reviews reports and provides technical assistance to supervisor relating to special inspections.

Performs inspections on projects that have complex engineered designed for unique structures, such as large amusement rides.

Undertakes inspections of complex and sensitive projects where building permit plan review process has not been fully completed beyond initial construction.

Interacts with permitted projects construction supervision, engineer and designed to assure Code requirements are met.

Researches technical questions related to specific Code issues on permitted projects that have complex design and special design requirements to determine Code compliance.

Insures that required rated assemblies (firewalls, fire separation walls, etc.) are properly constructed and that their ratings are maintained when penetrated by electrical, mechanical, or plumbing work.

Performs related work as required.

Limited supervisory responsibilities as required as lead inspector on commercial projects and as necessary to administer office responsibilities, especially when the Chief Building Inspector and/or the building official are absent.

JOB LOCATION AND EQUIPMENT OPERATED:

Job is based at Code Compliance office but most of work day is spent in the field. Operates motor vehicle.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:

Thorough knowledge of the principles, methods, materials, and equipment used in the construction trades.

Thorough knowledge of the Virginia Uniform Statewide Building Code and related county codes.

Ability to detect code violations, inferior materials, and hazards.

Ability to follow established procedures in the performance of a variety of inspection duties.

Ability to read and interpret plans, specifications, and blueprints quickly and accurately and to compare them with the construction process.

Ability to maintain cordial and effective relationships with contractors and the general public.

Ability to enforce codes with firmness, tact, and impartiality.

Ability to maintain records and prepare clear and concise written and oral reports.

MINIMUM QUALIFICATIONS:

High school diploma or equivalent; and five years of trade experience with two years of experience as a master or supervisor; or any equivalent combination of acceptable education and experience providing the knowledge, abilities, and skills cited above.

NECESSARY SPECIAL QUALIFICATIONS:

Possession of BOCA state certification in all construction trade areas at the one and two family dwelling level, BOCA general, BOCA plan review, and BOCA fire prevention.

Certification as an Amusement Device Inspector.

Certification as a Building Official.

Possession of a valid Virginia driver's license.