



SPOKANE COUNTY
invites applications for the position of:

Building Inspector 2 (OPEN & PROMOTIONAL)

SALARY: \$22.58 - \$30.46 Hourly
\$3,668.66 - \$4,950.28 Monthly
\$44,023.92 - \$59,403.36 Annually

OPENING DATE: 02/25/19

CLOSING DATE: Continuous

DEPARTMENT: Building and Planning

JOB SUMMARY:

WHO MAY APPLY: This recruitment is open to all applicants meeting the minimum requirements. Priority consideration will be given to Spokane County employees in a position covered by the Master Contract submitting applications between 2/25/19 and 3/1/19. First consideration will be given to applicants working in Building and Planning in a position covered by the 1553 Collective Bargaining Agreement (CBA); second consideration given to County-wide applicants in a position covered by the 1553 CBA; third consideration given to applicants covered by the Master Contract CBA; fourth consideration will be given to all other applicants.

NOTE: THIS RECRUITMENT IS FOR A BUILDING INSPECTOR 2. PLEASE NOTE SPECIFIC DUTIES AND REQUIREMENTS BELOW.

TOTAL COMPENSATION: \$56,350.61 - \$76,06.30 annually. Total compensation is an **estimate** based upon base compensation, median retirement fund contributions, and current employer-paid health and related benefit contribution rates (including medical, dental, life insurance, long term disability, and leave). The actual total will vary depending upon each employee's enrollment choices.

This is technical, responsible and comprehensive office and field construction code inspection and enforcement work to secure compliance with County codes and ordinances.

EXAMPLES OF DUTIES:

(Please note: Classification descriptions are intended to present a descriptive list of duties performed by employees in this class and are not intended to reflect all duties performed within job class. Duties may include, but are not limited to the following examples:)

Building Inspector 1:

Conduct in-progress and final on-site inspections involving silt and erosion control measures, footings, foundations, rebar, concrete, masonry, fire sprinkler/fire alarm systems, framing, fire resistive construction, plumbing, mechanical, heating, ventilation, insulation, roofing and similar work primarily in structures constructed under the IRC; interpret application of codes; verify manufacturer's specifications/installation of listed appliances and products suitable to conditions; issues written approval/correction notices, and stop work notices; performs other functions necessary to assure that the building construction, materials, installation, alteration, or repair work is in conformance with the approved building plans, specifications and applicable building, fire, mechanical, plumbing, energy and other County codes, regulations, and ordinances.

Perform related inspection activities such as: fire separation/zoning setbacks, grading, cuts and fills, soil characteristics, occupancy, egress/ exiting, addressing, energy code compliance, emergency vehicle access.

Perform inspections entailing special actions; ensuring compliance with imposed conditions set forth by the department or other County agency (i.e.; Hearings Examiner decisions).

Conduct inspections of Factory Assembled Structure (FAS) installation; including review of manufacturer's installation instructions, setup including footings, blocking, shims, duct work, water lines and tie downs, and final inspection for skirting, ventilation, crawl access, decks, guardrails, and installer certification requirements.

Review as needed, proposed routine residential construction plans for conformance with the requirements of the IRC and other applicable laws and ordinances; denoting any necessary plan revisions and follows-up with applicants, architects, engineers, contractors, or owners, securing necessary plan revisions.

Coordinate inspections and related activities with contractors, property owners, architects, engineers, department staff, County officials, and other outside agencies. Accompanies Inspectors 1 - 2 in both the Building and Specialty classifications and Senior Inspectors in more complex residential and commercial inspections for training/development purposes.

Investigate public complaints pertaining to new and existing commercial and/or residential structures and their associated systems regarding alleged violations of County codes and ordinances; initiates resolution of the issue(s) and notification of parties of record or refers to appropriate individual or agency of authority.

Prepare and maintains required records and reports; notifies builders, installers, property owners of code violations and necessary corrective actions; follows up on notices to ensure compliance; notifies supervisor of failure to correct violations. Work with Prosecuting Attorney staff; coordinates and prepares case files and affidavits for future enforcement action, provides testimony in court/legal actions.

Authorize minor as-built variations during construction when life-safety, durability, and function are not compromised.

Provide technical and educational information, assisting department customers by phone, electronic communication, or in person with: code requirements, permit application procedures, review of building plans, provides written or verbal information pertaining to code interpretations, occupancy/construction type, department policy, on-site deviations revealed as result of inspection or enforcement action.

Collaborates information and experiences with other inspectors/staff in an effective team environment.

May be temporarily assigned to permit processing, or residential/commercial plan review functions as part of ongoing career development.

Shows initiative to work towards the requirements of a building inspector 2.

Performs other related duties as required.

Building Inspector 2:

All the duties of a Building Inspector 1, and;
Greater focus placed on commercial and complex residential structures; increased knowledge and awareness relative to building accessibility, landscaping, silt and erosion control measures, commercial refrigeration, and ventilation equipment typically associated with these types of structures.

May be called upon to assist in the mentoring of individuals within the Building Inspector 1 class.

As workloads demand, assists individuals within the Building and Specialty Inspector 1 – 2 and Senior Inspector classifications, in the performance of inspection and enforcement activities.

Maintain an elevated knowledge of Federal, State, and County regulations, and legislative processes.

MINIMUM REQUIREMENTS:

Individuals meeting the minimum qualifications of the higher level within the Building Inspector 1- 2 classifications may be placed directly into that higher level upon his/her hiring. However, all employees placed at the higher level must possess valid ICC certification appropriate for their assigned position at the time of hire.

As expertise and certifications are gained, and work becomes more diverse and complex and is performed independently, the incumbent may be responsible for a designated program/special project.

TRAINING AND EXPERIENCE – BUILDING INSPECTOR 1: High school diploma or equivalent and two (2) years of applicable full-time industry work experience relevant to the assigned field of responsibility; or an equivalent combination of industry work experience and college level and/or professional training in construction inspection and building code enforcement.

LICENSE – BUILDING INSPECTOR 1: A valid driver's license is required at the time of application and must be maintained throughout employment.

Building Inspector 1

- Uncertified –ICC Residential Building Inspector within 12 mos., or
- Certified – ICC Residential Building Inspector

Note: Individuals hired as an Uncertified Building Inspector 1 are expected to achieve and possess applicable valid ICC certification within the time period stated herein. Incumbents

hired as a Certified Building Inspector 1 are expected to progress to the Inspector 2 level within two (2) years of their hire date. Failure to attain qualifications necessary to advance to the next level in these instances will be viewed as "deficient" performance, and subject to corrective action and/or progressive discipline up to and including termination.

TRAINING AND EXPERIENCE – BUILDING INSPECTOR 2: All requirements of Building Inspector 1 and a minimum of two (2) year of experience equivalent to a Certified Building Inspector 1, and one (1) additional certification requirement (other than electrical) from the following:

LICENSE – BUILDING INSPECTOR 2: A valid driver's license is required at the time of application and must be maintained throughout employment.

Building Inspector 2

- ICC Commercial Building Inspector
- ICC Commercial Mechanical Inspector,
- ICC/IAPMO Commercial Plumbing Inspector,
- ICC Plans Examiner (Res. or Comm.),
- ICC Fire Inspector (I or II)

Note: For all license requirements, ICBO Legacy Certifications sanctioned by ICC in the categories of *Building Inspector, Mechanical Inspector, Plans Examiner, Uniform Fire Code Inspector, IAPMO Plumbing Inspector* are considered the equivalent of: one (1) commercial and one (1) residential certification in the respective disciplines.

SELECTION FACTORS:

Considerable knowledge of:

- codes, ordinances and regulations relative to general construction/land use practices as demonstrated by experience and certifications relative to the assigned area(s) of expertise.
- various stages of construction to identify violations and defects.

Ability to:

- effectively deal with customers and co-workers in a tactful, calm, courteous and professional manner, often in stressful situations.
- effectively persuade, inform, educate, train, solicit information, motivate and direct a wide variety of individuals or groups.
- maintains a positive, professional and solution oriented approach with builders, installers, staff, and/or other interested parties.
- read and interpret complex plans and specifications.
- locate and diagnose existing and potentially hazardous conditions on existing buildings and new construction and to make specific recommendations for improvements/compliance.
- locate and diagnose alleged violations of County ordinances and make specific recommendations for improvements/compliance.

- operate standard office machines and equipment, PC/laptop computers, mobile printer/scanners, including word processing, databases, technical software, and internet based applications/research.
- convey complex ideas and information effectively, both orally and in writing.
- prepare and present clear and concise, oral and written reports.
- maintain complex records and files, organizing facts, findings, and conclusions.

APPLICATIONS MUST BE FILED ONLINE AT:
<http://www.spokanecounty.org/employment>

Position #19-00080
BUILDING INSPECTOR 2 (OPEN & PROMOTIONAL)
LW

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hr@spokanecounty.org cs@spokanecounty.org

Building Inspector 2 (OPEN & PROMOTIONAL) Supplemental Questionnaire

- * 1. Please check the box that applies to your current Union status (if you are not a current Spokane County employee, please select "I am not a Union member").
- I am in the open position's department and my position is covered by the 1553 collective bargaining agreement
 - I am in another department and my position is covered by the 1553 collective bargaining agreement
 - I am in a position covered by the Master Contract collective bargaining agreement (not 1553)
 - I am in a position covered by another collective bargaining agreement (not 1553 or Master Contract)
 - None of the above apply

* Required Question