

SNOHOMISH COUNTY JOB DESCRIPTION

BUILDING INSPECTOR II – COMMERCIAL / RESIDENTIAL

Spec No. 3003

BASIC FUNCTION

To conduct on-site inspections of commercial and residential construction for compliance with approved plans and applicable codes and building standards with plumbing experience.

STATEMENT OF ESSENTIAL JOB DUTIES

1. Conducts on-site foundation inspections to verify proper placement and proper setbacks on the building site; checks site for adequate supporting soil; checks foundation for required rebar and concrete strength, ventilation placement and crawl space access.
2. Conducts on-site structural inspections to verify that construction methods and materials are in accordance with approved plans and accepted building standards; conducts inspections required by codes and related ordinances.
3. Conducts on-site mechanical inspections to verify that heating, ventilating, air conditioning, restaurant hoods and sprinkler systems are constructed and/or installed in accordance with approved plans, manufacturers' specifications and applicable codes and regulations.
4. Conducts inspections of commercial buildings for authorized and/or change of use; checks for approved fire assemblies such as walls, floors, ceilings, fire doors, fire-rated windows, fire dampers and sprinklers; checks for hazardous or unauthorized uses.
5. Conducts inspections for required exits, such as lighted exits, directional signs, stair size, handrails and guardrails, landings and closing devices.
6. Conducts inspections for state mandated handicap construction such as parking stalls, building access and restroom facilities.
7. Provides property owners and builders with information concerning building codes, ordinances and regulations.
8. Prepares required reports, certifications and sends violation notices to contractors and project owners as required.
9. Coordinates the final acceptance of commercial and residential construction and plumbing projects with the building inspection group and others; assists in identifying and resolving problems on completed projects.
10. Evaluates inspection tests from testing laboratories for such things as soil compaction, concrete mix, rebar placement and structural bolting; compares test results to design specifications.

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STATEMENT OF ESSENTIAL JOB DUTIES (Continued)

11. Investigates citizen complaints regarding alleged violations of building standards, codes and ordinances; issues violation notices as required; follows up on notices to ensure compliance.

STATEMENT OF OTHER JOB DUTIES

12. Performs related duties as required.

MINIMUM QUALIFICATIONS

Four (4) years of experience in building construction; PLUS, one (1) year experience in building construction inspection work; OR, any equivalent combination of training and/or experience that provides for the required knowledge and abilities. Must pass job related tests.

SPECIAL REQUIREMENTS

A valid State of Washington Driver's License is required for employment.

Certification by the International Code Council in IRC or IBC.

KNOWLEDGE AND ABILITIES

Knowledge of:

- building ordinances, codes, standards and regulations
- commercial and residential construction materials, methods and stages of construction
- plumbing material and methods of installation

Ability to:

- read and interpret plans, blue prints, engineering reports, research reports and specifications
- enforce laws, codes, ordinances and regulations with firmness, tact and equity
- independently identify and define construction deficiencies which do not comply with laws and current standards
- maintain necessary records and prepare required reports
- establish and maintain effective work relationships with superiors, peers, associates, architects, engineers, contractors, developers and the general public
- communicate effectively both orally and in writing
- read, learn, interpret and apply work related ordinances, codes, standards and regulations
- make work related decisions exercising sound judgment
- organize work load and paper work to set and meet priorities and time schedules

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SUPERVISION

Employees receive direction from a Building Inspection Supervisor. Assignments are made by indicating generally what is to be done, the quantity of work expected and any deadlines which are to be met. The employee plans and carries out successive steps and resolves problems in accordance with instructions, policies and accepted practices. The work is reviewed by evaluation of results obtained.

WORKING CONDITIONS

The work is performed both indoors and outdoors in all types of weather at work sites throughout the county. The work may involve working at considerable unprotected heights, in confined spaces such as crawl spaces, from ladders or scaffolding, and at construction sites consisting of dangerous elements (possible falling objects, moving equipment such as forklifts or earth movers and the continuous operation of power tools).

Snohomish County is an Equal Employment Opportunity (EEO) employer.
Accommodations for individuals with disabilities are provided upon request.

[EEO policy and ADA notice](#)

Class Established: June 1977 as Code Compliance Inspector
Revised: May 1989, January 1993, March 2018
Revised and Retitled: February 2005
EEO Category: 3 – Technicians
Pay Grade: 241 – Classified Pay Plan
Workers Comp: 1501 Hazardous