

Job Title: Building Inspector I
Department: Community Development - Building
Reports To: Building Inspection Supervisor
Open Date: February 27, 2022
Close Date: Open Until Filled
Hiring Salary: \$19.99 - \$25-54 per hour, DOE
Salary Range: \$19.99 - \$29.98 per hour, DOE

To Apply Please Visit: www.meridiancity.org

Job Summary:

Performs detailed building inspections for residential construction projects that have received a building permit in the City of Meridian. Responsible for verifying buildings in the process of construction meet current adopted building codes, all current codified or ordained codes, specifications, and plans. Exercises technical judgment and discretion based on extensive knowledge of the various ordinances, codes and regulations which the employee is responsible for enforcing. Provide notices to the permit holder and the City of any violations and order correction of any such violation. Works independently in the field and is responsible for making decisions requiring technical discretion and sound judgment.

Essential Duties & Responsibilities:

Performs detailed building inspections for One- and Two-Family Dwelling residential construction projects. Inspection duties for minor commercial construction projects as needed for back-up that have received a building permit in the City of Meridian once a Commercial Building Inspector certification is obtained through the International Code Council (ICC);

Verify through inspection that the materials and methods of construction contribute to the development of a structurally sound residential building;

Inspect fire-resistant-rated assemblies for exterior walls, permitted openings, and projections are code compliant where a building is situated very close to a property line, to address code requirements for radiant heat exposure in a fire; and where two or more dwelling units are house in a single structure;

Perform inspections for the construction of walls, openings, penetrations, and projections separating Townhouse units and Duplex units;

Inspect dwelling-garage wall fire separations which include openings and penetration protections;

Verify Fireblocking is provided to cut of both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof spaces;

Inspect Draftstopping where there is useable space both above and below concealed space of floor-ceiling assembly, so that the area of the concealed space does not exceed 1,000 square feet;

Verify through inspection that all glazing/glass located in hazardous locations are provided with safety glazing in the locations defined by the Residential Code;

Perform inspections for required Emergency Escape and Rescue Openings in the locations required per the Residential Code so the occupants can safely escape and a fire fighter can perform rescue efforts with full rescue equipment;

Verify through inspection that Smoke Alarms and Carbon Monoxide Alarms are installed in the locations required by the Residential Code;

Inspect foundation-footings, floor construction, wall construction, and Roof-ceiling construction is in compliance with the approved construction documents and the Residential Code;

Perform Energy Efficiency inspections for the building envelope and building systems that affect energy use in new construction and to promote the effective use of energy;

Performs "AM/PM" inspection requests as determined necessary by management;

Verifies structures under construction are in compliance with city-reviewed and approved construction documents;

Inspects all structures in the process of construction or renovation, starting with soil conditions for footings, foundations and placing footings;

Performs structural framing inspections of floors, walls and roof systems ending with the final inspection approval of the building for compliance with currently adopted building codes and city ordinances;

Performs additional inspections as needed or requested by the Building Official;

Inspects structures for energy code compliance with the currently adopted International Energy Conservation Code;

Performs detailed notes and inspection information through City software and field hardware during each inspection;

Approves temporary and certificate of occupancy approvals in the software database;

Conduct and coordinate field investigations to identify possible violations of State building codes or City codes and posts Stop Work and Not Approved for Use & Occupancy notices after collaboration with the Building Inspection Supervisor and the Building Official;

Verify that all special inspection reports have been received and meet or exceed minimum code requirements before final inspection is passed in department permit software;

Interprets building code provisions to verify code compliance;

Inspects conditions of buildings prior to issuance of certificate of occupancy;

Verifies project valuations and field changes/scope change for correctness prior to issuance of certificate of occupancy;

Coordinates and verifies final approval of all other trades, all jurisdictional ordinances and life safety provisions of the building codes;

Reviews and processes all deferred plan submittals;

Documents inspections and field plan review modifications and any other code provisions that need to be corrected in department permit tracking software;

Serves as primary point of contact in the field to facilitate, conduct and manage project scope from permit issuance to completion;

Collaborates with the Building Inspection Supervisor and Building Official and other city personnel to confirm final project approvals before issuing certificate of occupancy;

Attends code training and code update seminars to stay current with code changes through the International Code Council (ICC);

Maintains continuing education units for International Code Council certifications;

Directly responsible to close all aging inspections and expired permits as identified in the City permit tracking database;

Handles sensitive and delicate situations with a high degree of confidentiality and in a courteous, professional, and timely manner;

Prioritizes and organizes own work to meet deadlines;

Works independently and under the direction of the Building Inspection Supervisor;

Operate office equipment, e.g., photocopier, facsimile machine;

Perform general office duties like document scanning and other administrative tasks associated with the position;

Performs all data entry for inspections in the City software;

Performs other duties as assigned.

Job Specifications:

High School Diploma or GED required;

Experience in building inspection, reading and interpreting building plans, construction, degree or certifications in construction or related field or any equivalent combination of experience, education, and training which provides the knowledge, skills and abilities necessary to perform the work.

Knowledge, Skills & Abilities:

Ability to communicate effectively with people who are angry, hostile or confused; maintain composure and exercise sound judgment in adverse conditions;

Must be able to work independently with limited oversight from supervisor to complete assignments in a timely fashion;

Ability to read and interpret building plans; develop innovative and equitable solutions to complicated code issues;

Ability to interpret and effectively explain residential and commercial building code requirements, relevant standards and problems with architectural and structural plans to other city staff, owners, contractors, building tenants and designers;

Must be able to operate City required software including word processing, permit tracking, email and internet related programs;

Must be capable of operating vehicles safely and have an acceptable driving record;

Must possess current word processing, database, email, and internet computer software application knowledge;

Must have knowledge of the International Residential Code (IRC); International Building Code (IBC); International Energy Conservation Code; (IECC);

Must have knowledge of local ordinance amendments and codes; construction materials and properties; construction trade and common practices; time management principles and advanced customer service principles.

Licensing and Certifications:

Must possess and maintain a valid State of Idaho Driver's License and safe driving record;

International Code Council (ICC) certification as a Residential Inspector is desirable at the time of hire, required within 6 months of employment;

ICC Commercial Building Inspector is desirable;

(ICC) Commercial and Residential Energy Inspector certifications are desirable.

Work Environment & Physical Demands:

The work environment will include inside conditions, outdoor weather conditions, and extreme temperatures, in wet and humid conditions, with areas of dust, odors, mist, gases or other airborne matter;

Employees work in/at heights, confined spaces and are exposed to mechanical, electrical hazards;

Hazards associated with all conditions at construction sites for new and existing buildings in varying stages of completion: heavy equipment, falling hazards, open excavations and temporary safety installations;

Lifting/carrying up to 10 lbs., occasionally lifting/carrying up to 35 lbs.;

Pushing/pulling up to 10 lbs., occasionally pushing/pulling up to 35 lbs.;

Sensory ability to talk, hear, touch and feel;

Employees will sit, stand, walk, stoop, kneel, crouch, crawl, reach, grasp, climb and balance;
Position requires hand/finger dexterity.

Travel Requirements:

Local travel is required using city-owned vehicles.