

CITY OF LINCOLN

SENIOR PLANS EXAMINER

Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications may not include all duties performed by individuals within a classification. In addition, specifications are intended to outline the minimum qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.

DEFINITION

Oversees and performs activities related to the review and approval of building construction plans of commercial, industrial and residential structures for compliance with governing codes and ordinances; serves as a subject matter expert, aiding staff and the public with respect to permit process, plans review, and code application and interpretation; and performs other duties as required.

DISTINGUISHING CHARACTERISTICS

This is the advanced, journey-level class in the Plans Examiner series. This classification is distinguished from the level II by the ability to perform the full range of plan review duties, the level of independence to operate and make sound decisions with minimal supervision, and the authority to oversee plan review activities and approve compliant building plans.

SUPERVISION RECEIVED/EXERCISED

Receives minimal supervision from the Building Official. May exercise technical and functional supervision over assigned staff.

ESSENTIAL FUNCTIONS

Duties and responsibilities include, but are not limited to the following:

- Oversees all activities in the department relating to construction plan examination and performs the more complex and detailed work.
- Examines construction plans and related documents for proposed commercial, industrial and residential structures for compliance with codes and ordinances including structural, mechanical, plumbing, electrical and energy calculations, safety and health features, use of material, placements in the property, and setbacks.
- Identifies, corrects or makes recommendations for corrections to inadequate plans in order to meet required codes.
- Responds to complex and sensitive building plan issues and complaints to determine compliance with codes and standards.
- Determine plan examination, permit and other fees and valuation on submitted plans.
- Confers with architects, engineers, contractors, owners and the general public on proposed projects to resolve problems.
- Coordinates with other departments on project requirements.
- Performs field investigations of structural problems, covering failures, instability, proper installation of unusual designs, materials or equipment, and other unsafe conditions; prepares reports and make recommendations on solutions.

- Responds to questions from the public and other departments, and assists with researching and finding requested construction documents.
- Explains disapprovals or modification recommendations to applicants for permits; may assist building permit applicants in completing applications.
- Develops informational literature related to plan check requirements and processes for public distribution.
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management, City staff and the public.
- Performs related or other duties as assigned.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping and making repetitive hand movement in the performance of daily duties. The position requires acute hearing and both near and far vision while performing work including customer interactions, reading and inspecting plans, electronic or physical documents, field work and operating assigned equipment. The need to lift, drag, carry and push documents, equipment and supplies weighing 50 pounds or more is required. Additionally, the incumbent in this position periodically works in all weather conditions, including wet, hot and cold. The position entails working in situations that may expose the employee to fumes or airborne particles, electrical shock or mechanical hazards. The nature of the work requires the incumbent to drive motorized vehicles, operate in heavy vehicle traffic conditions, climb ladders and often work with constant interruptions.

KNOWLEDGE, ABILITIES AND SKILLS

The following are a representative sample of the KSAs necessary to perform the essential functions of the position:

Knowledge of: Advanced plan review procedures and techniques; principals of structural design, types of building construction materials and methods; pertinent building codes and ordinances enforceable by the City; engineering mathematics; research methods and sources of information related to building code enforcement; occupational hazards and accepted safety standards and methods of building construction for commercial, industrial, and residential buildings; principles and best practices of effective customer service; English usage, spelling, punctuation and grammar; modern office equipment and procedures including use of a variety of software applications.

Skill To: Perform a variety of analytical, technical and specialized building plan review work; operate an office computer, equipment and a variety of work-related software applications; and communicate effectively verbally and in writing.

Ability to: Independently perform complex plan review; analyze and interpret building plans, identify and solve plan compliance deficiencies of pertinent codes and regulations; make engineering and mathematical computations rapidly and accurately; advise on requirements; investigate complaints, respond to inquiries and mediate resolutions regarding building code and fire life safety in a timely, fair and tactful manner; understand and carry out oral and written directions; plan and organize work to meet changing priorities and deadlines; work in an office environment, which may require sitting for extended periods of time; work in a field environment.

MINIMUM QUALIFICATIONS

Any combination of education and experience that provides the required knowledge, abilities and skills is qualifying. A typical way to obtain the required qualifications is to possess:

Experience:

Five years of increasingly responsible and complex building plans examination experience.

Education:

A high school diploma or equivalent, supplemented by coursework from an accredited college or university in engineering, architecture, building, construction or a related field.

License/Certificate:

Possession of, or ability to obtain, a valid Class C California Driver's License.

Possession of an International Code Council C3 Combination Plans Examiner certification must be obtained within one year of appointment.

A CASp certification is desired.

FLSA: Non-Exempt

Employee Group: PROF

Adopted: