

SENIOR PLUMBING/MECHANICAL SYSTEMS SPECIALIST

DEFINITION

Under direction, performs specialized duties involving plan examining and inspection to determine compliance with plumbing and mechanical regulations and State laws.

ESSENTIAL FUNCTIONS INCLUDE BUT ARE NOT LIMITED TO

Examines the plumbing, mechanical and building plans for residential, commercial, industrial, and public buildings to determine compliance with applicable building standards as related to existing and proposed plumbing and mechanical systems. Reviews compliance with mandatory Title 24 energy regulations. Works closely with agency structural engineering and electrical plan check staff for consensual reviews. Makes judgments as to the acceptability of the plans; provides professional advice and technical assistance to architects, engineers, contractors, builders, homeowners, city staff and the general public as to the application and interpretation of various plumbing, mechanical and building standards adopted by the state of California and amended by the City of Santa Ana. May perform mechanical and plumbing field inspections in a reserve capacity. Prepares reports, public handouts, and necessary correspondence on projects as required. Performs other related functions as required.

DISTINGUISHING FEATURES OF THE CLASS

This is a single position classification that performs highly responsible complex technical work requiring the exercise of sound judgment in the examination and analysis of plumbing, mechanical and building plans for commercial, industrial and residential buildings and related structures and systems to determine compliance with pertinent legal requirements; in approving or disapproving such plans; and in performing related inspections.

RECOMMENDED MINIMUM REQUIREMENTS

Five years of experience in checking plumbing and mechanical plans or any equivalent combination of training and experience, which provides the knowledge, skills and abilities listed below.

### DESIRABLE KNOWLEDGE, SKILLS AND ABILITIES

Thorough knowledge of: plumbing and mechanical methods, practices, techniques and materials; principles of plumbing and mechanical engineering; Plumbing and Mechanical Codes, National Fire Protection Association Codes, life safety regulations, Fire Code, Building Code, and all related codes as amended by the State of California and the City of Santa Ana; current practices for plumbing and mechanical systems; principles and techniques of inspection work; modern office practices and procedures.

Ability to: analyze and interpret complex construction plans and specifications; analyze plumbing and mechanical computations; establish and maintain effective working relationships with architects, contractors, builders and owners, the general public, and other City employees; organize and present ideas effectively in written or oral form.

SPECIAL REQUIREMENTS: Possession and retention of a valid California Class C Driver's License and possession and retention of ICC certification as a Plumbing Inspector **or** Mechanical Inspector is required prior to employment. ICC certification in both disciplines is required within two years of initial hire date.

Note: ICC certification as a Plumbing and Mechanical Plans Examiner is highly desirable.

SPECIAL WORKING CONDITIONS: Requires the ability to perform office work and construction inspection involving exertion of a moderate amount of physical effort to stand, sit, walk on even/uneven surfaces, ascend and descend ladders/scaffolding, bend, reach, kneel and lift ladders or other objects weighing up to 50 lbs. Willingness and ability to work irregular hours, evenings, weekends and holidays as needed.

### CHARACTERISTICS OF SUCCESSFUL PERFORMER

The successful performer is self-motivated, thorough, and conscientious in performance of duties. This individual is a good communicator, professionally competent, decisive and accessible. In addition, this problem-solver works well with the public, co-workers, and other department personnel.

Class title established per Council Resolution No. 91-103,

effective 12-1-91

Revised: 05/06

Reviewed: 01/06

ADA Approved: 01/06