

PUBLIC HEALTH AND SAFETY

INSPECTIONAL OCCUPATIONAL GROUP [225]

INSPECTOR (HOUSING)

General Statement of Duties and Responsibilities

Under general supervision, performs technical work in the inspection of dwellings and other structures for the enforcement of the Multiple Dwelling Law, Housing Maintenance Code and other laws, rules and regulations that govern occupancy, safety and sanitary conditions of such dwellings and structures; performs related work.

Examples of Typical Tasks

Makes inspections of dwellings to insure compliance with the Multiple Dwelling Law, Housing Maintenance Code and other statutes.

Explains and interprets housing codes to property owners and tenants.

Inspects for illegal conversions of one or two family homes to multiple dwellings, and for changes in occupancy status or use of multiple dwellings. Inspects rooms used as living quarters to determine whether they are crowded beyond ordinance limits.

Checks for adequacy of lighting and of heating, ventilation and plumbing facilities. Checks gas appliances in dwelling units to detect and measure carbon monoxide emissions.

Inspects yards, courts and occupied premises for the presence of garbage, refuse, stagnant water, sewage, improper drainage and other hazards or nuisances.

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INSPECTOR (HOUSING) (continued)Examples of Typical Tasks (continued)

Performs inspections on any structure, part thereof or related areas based on citizens' complaints concerning lack of water, water leaks, piping noises, water hammer, etc. Investigates complaints concerning: insufficient heat when the outside temperature falls below the designated threshold; unsanitary conditions in the public parts of buildings, yards, courts, areaways, alleyways, roofs, etc.; rodent and insect infestation; and damaged interiors and fixtures, such as holes in walls, floors or ceilings, broken locks on hallway doors, etc.

Inspects heating and hot water plants, chimneys and flues for escape of gases, and other violations.

Investigates complaints and makes emergency inspections of hazardous conditions created by explosions, fires; etc.

Prepares reports of inspections and draws floor diagrams for the official records of the Department.

Issues and posts notices of violations on dwellings and prepares cases for court prosecution. Testifies in court. Makes such reinspections as ordered by the court.

Drives motor vehicle when properties to be inspected are not readily reached by mass transit.

May supervise Apprentice Inspectors (Housing).

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INSPECTOR (HOUSING) (continued)Qualification Requirements

1. Five years of full-time experience performing one or a combination of the following:
 - (a) As a journeywoman/journeyman (i.e., fully-trained, knowledgeable, experienced, proficient and competent) in at least one of the following trades: masonry, carpentry, plumbing, plastering, or ironwork; or
 - (b) As agent in charge of the maintenance and repair of multiple dwellings for a real estate management organization; or
 - (c) Performing field inspections requiring the gathering and reporting of data concerning the physical aspects of housing or of building construction or renovation; or
2. At least three years of experience as described in "1" above, plus sufficient education in an accredited college or technical school in the trades listed in "1 (a)" above, or education towards a baccalaureate degree in engineering, architecture, engineering technology, construction, construction management, construction technology, or architectural technology to make up the remaining equivalent of the required total of five years of experience, on the basis that one year of acceptable experience will be credited for each 30 semester credits of relevant education; or
3. Completion of at least three years of apprenticeship in housing inspection plus sufficient experience as described in "1" above to make up the remaining equivalent of the required total of five years of experience; or

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INSPECTOR (HOUSING) (continued)

Qualification Requirements (continued)

4. Completion of a five year apprenticeship in housing inspection; or
5. A baccalaureate degree from an accredited college or university, in engineering, architecture, engineering technology, construction, construction management, construction technology, or architectural technology; or
6. Any baccalaureate degree from an accredited college or university, plus one year of experience as described in "1" above.

In "1", "2", "3" and "6" above, six months of experience will be credited for each year of apprenticeship in the building trades, up to a maximum of two years of experience.

License Requirement

A motor vehicle driver license valid in the State of New York. This license must be maintained for the duration of employment.

Direct Lines of Promotion

<u>From:</u>	None	<u>To:</u>	Associate Inspector (Housing) (31675)
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