

Londonderry Township
POSITION DESCRIPTION

Class Title: Building and Codes Director
Department: Zoning Codes

GENERAL PURPOSE

Performs a variety of routine and complex work in the interpretation and enforcement of adopted zoning and building codes and related rules and regulations.

SUPERVISION RECEIVED:

Works independently in enforcing the Zoning and Codes of Londonderry Township.

SUPERVISION EXERCISED

Supervises the Building Inspector or Assistant Building Inspector as required.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Building Inspections at various stages of construction as required by township code.

Zoning Code Interpretation.

Code Enforcement

Conducts Plan Reviews

Conducts Ordinance Reviews and makes suggestions / recommendations for improvements or changes.

Prepares for and attends all planning commission, zoning hearing and board of supervisors regular and work session meetings.

Periodically patrols or inspects an designated area on a routine, scheduled, basis to monitor for violations of local codes. Logs each inspection routine in a data base to ensure follow up and resolution of identified deficiencies or violations.

Responds to complaints of potential code violations relating to signing, building occupancy, nuisances, hazardous sidewalks or other conditions, housing conditions, construction, land use, zoning, animals, noise, dumping, clearing, grading, filling, polluting, or other code related matters.

Conducts field investigations of potential violations; gathers evidence; questions complainants, witnesses and suspects; compares facts to code requirements; makes findings; and issues warnings, correction notices, or citations. Represents the township during any related litigation.

Meets with owners, tenants, contractors, developers, businesses, etc. to review and explain code requirements and violations or potential violations; secures code compliance.

Drafts and distributes a variety of correspondence, memoranda, notices, flyers, brochures, media releases, and reports relating to code enforcement issues and actions.

Provides information to persons who request information or assistance in code enforcement related matters.

Maintains a variety of electronic logs and records related to inspection and enforcement activities; prepares recommendations for amendments and additions to codes or regulations which relate to the position.

Coordinates efforts with the police, planning, building and related departments, the prosecuting attorney, and other staff or agencies, as needed.

Reviews cases being prepared for trial with emphasis on the evidentiary and legal issues crucial to successful prosecution. Prepares detailed reports of activities and investigations made; consults with prosecutors and prepares case report for court action; testifies in court.

Assists in obtaining, enhancing, preparing or presenting exhibits or other evidence in court as required.

Other Duties as Required

PERIPHERAL DUTIES

Serves as a member of various employee committees.

Represents the Township at Zoning Hearing Board meetings as requested by the Board of Supervisors.

DESIRED MINIMUM QUALIFICATIONS

Education and Experience:

(A) Graduation from a high school or GED equivalent; Building Codes Certifications, Building Code Official Designation.

(B) Two years experience related to building inspection, land use, public administration or a related field; or

(C) Any equivalent combination of education and experience.

Necessary Knowledge, Skills and Abilities:

(A) Knowledge of zoning and code enforcement principles, practices and methods as applicable to a municipal setting; working knowledge of applicable laws, standards and regulations relating to various land use, nuisance and public safety codes; working knowledge of inspection techniques;

(B) Skill in operating the listed tools and equipment; and

(C) Ability to prepare, organize and maintain inspection field data, reports and systems; ability to analyze complex situations, problems and data, and use sound judgment in drawing conclusions and making decisions; ability to comprehend and articulate complex facts and relationships in detail and to summarize and write clearly, concisely and legibly, and to testify in court in an objective, concise, and professional manner; ability to produce or obtain reports, graphs, charts, photographs or the evidence or exhibits; ability to communicate effectively orally and in writing; ability to establish and maintain effective working relationships with citizens, employees, supervisors and the general public; ability to follow verbal and written instructions; ability to handle stressful situations and effectively deal with difficult or angry people.

SPECIAL REQUIREMENTS

Must possess a valid State driver's license or have the ability to obtain one prior to employment. Must have basic building codes inspection certifications. Must be a Certified Building Codes Official.

TOOLS AND EQUIPMENT USED

Personal computer, including word processing, spread sheet and data base software; motor vehicle; phone and cell phone; mobile or portable radio, copy, scanner and fax machine.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Work is performed mostly in field settings. Considerable outdoor work is required in the inspection of various land uses and other matters. Hand-eye coordination is necessary to operate computers and various pieces of office equipment.

While performing the duties of this job, the employee is occasionally required to stand; walk; talk or hear; use hands to finger, handle, feel or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to sit; climb or balance; stoop, kneel, crouch, or crawl.

The employee must occasionally lift and/or move up to 50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee occasionally works in outside weather conditions. The employee occasionally works in high, precarious places and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, risk of electrical shock, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Contact info:

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