

CODE COMPLIANCE OFFICER II

JOB DESCRIPTION

Under general supervision, a Code Compliance Officer II performs the full range of technical field inspection and investigation work in the enforcement of the City's zoning, sign, exterior housing maintenance, and other nuisance and environmental control ordinances. This class performs related duties as required.

Distinguishing Features: The Code Compliance Officer II is expected to exercise considerable initiative to work independently in the field and is responsible for decisions requiring discretion, judgment, and familiarity with a variety of codes and ordinances. Several circumstances create a working environment which differentiates the Code Compliance Officers from other City inspection classes: (1) many of those encountering the Code Compliance Officer II have little or no prior knowledge of the requirements of the City code; (2) the Code Compliance Officer II often enforces a portion of the code which states what may be done, not what is specifically prohibited; and (3) the Code Compliance Officer often must gain cooperation from the citizen in order to acquire concrete evidence that the citizen is not in compliance with the code.

The Code Compliance Officer II is distinguished from the Code Compliance Officer I by the documented ability to carry out the full range of inspection and enforcement duties with little to no supervision or assistance, and by the expectation to typically resolve public relations conflicts with greater sensitivity and/or negotiation skills with little to no supervision or assistance. Incumbents in this class are expected to train and assist the Code Compliance Officer I as needed. Employees may progress to this class by noncompetitive promotion upon meeting the specific criteria-based promotion requirements. Work is performed under the general supervision of the Code Compliance Supervisor who reviews work through conferences, reports, and results achieved. Work may be subject to irregular hours (evenings and/or weekends). This class is FLSA nonexempt.

QUALIFICATIONS

Employee Values: All employees of the City of Mesa are expected to uphold and exhibit the City's shared employee values of Knowledge, Respect, and Integrity.

Minimum Qualifications Required. Graduation from high school or GED and any combination of training, education, and experience equivalent to considerable (3 - 5 years) work experience associated with municipal code enforcement or 12 months of experience with the City of Mesa as a Code Compliance Officer I. Considerable (3 - 5 years) experience interpreting and applying zoning, sign, nuisance, environmental ordinances, or other related codes is required. Extensive (5+ years) experience in dealing effectively with the general public and business organizations is also required. Zoning Inspector/County Code Enforcement Certificate from the Arizona Association of County Planning Directors (AACPD) and Coalition of Arizona County Code Enforcement Officials (CACCEO), or International Code Council (ICC)/American Association of Code Enforcement (AAACE) zoning certification, or Zoning Inspector/County Code Enforcement Certificate from Arizona Western College.

Special Requirement. Must possess a valid Class D Arizona Driver's License by hire date.

Substance Abuse Testing. None.

Preferred/Desirable Qualification. Experience with a personal computer (PC) is strongly preferred.

ESSENTIAL FUNCTIONS

Communication: Communicates effectively and persuasively with the general public, other City employees, management, contractors, developers, government agencies, and public officials in order to explain codes, ordinances, violations, and required corrective action. Explains technical problems and provides options using negotiation skills to resolve code violations. Prepares accurate written documents (notices of violation, stop work orders, letters, door hangers, civil citations, long-form criminal charges, and reports) with clearly organized thoughts and using proper sentence structure, punctuation, and grammar in order to convey the appropriate codes, facts, and statements. Instructs and/or trains other staff members in a classroom setting regarding code and ordinance requirements. Deals with angry, insulting, and argumentative people in a calm and rational manner. Deals with a high volume of cases often including stressful situations and a negative atmosphere. Assists in training new employees. Attends and represents the department at various City and public meetings.

Manual/Physical: Inspects, monitors, and evaluates complaints and violations to determine compliance with prescribed regulations, guidelines, and codes. Reads and uses City maps, property descriptions, and construction plans to ensure that structures are not erected in violation of code requirements. Investigates unsafe vacant building violations, determines appropriate action, and follows through for compliance. Distinguishes colors to verify compliance with design review guidelines. Operates a motor vehicle (sedan or pickup truck) requiring a standard Class D Arizona Driver's License to drive to and from various complaint sites, construction sites, City offices, etc. Uses common hand tools such as a hammer, screwdriver, staple gun, crowbar, and wire cutters to remove illegal signs, repair and/or replace pool gates or fences, secure structures, etc. Detects traffic sounds when working near moving traffic. Moves signs on occasion (maximum weight 50 pounds) distances of up to 20 feet to enforce City codes. Operates general office equipment (copy machine, personal computer (PC), facsimile machine, calculator, and two-way radio) to perform the functions of the job. Enters data or information into a PC in order to create and maintain accurate public records. Prepares forms, mail, notices, citations, and criminal charges for distribution, hand-delivery, and/or mailing to property owners, occupants, mortgage companies, and various City departments. Meets scheduling and attendance requirements.

Mental: Applies City policy and operating procedures to complete work assignments. Prioritizes own work (example: inspections, meetings, court appearances, appointments, etc.). Learns to analyze property and building conditions to determine if code violations exist. Resolves procedural problems, code violations, and interpretations by negotiating, reasoning, and using sound rationale for proper decisions. Conducts research and analyzes property ownership, utility records, and court records to contact property owners and resolve code violations. Comprehends and makes inferences from criminal records, deeds, legal descriptions, quarter-section maps, microfilm, parcel maps, and construction plans in order to conduct investigations and inspections. Understands and interprets construction plans, blueprints, schematic drawings, specifications, layouts, and zoning maps in order to make inspections and conduct investigations. Plans, coordinates, secures resources, and monitors various special projects as needed. Coordinates work methods, recommends changes, and participates in implementing those changes with other team members. Prepares oral and written reports of a technical nature. Learns job-related material through on-the-job training and classroom instruction.

Knowledge and Abilities:

Knowledge of:

the City of Mesa Zoning Ordinance including, but not limited to, prohibited uses, pool regulations, fence heights and locations, landscape requirements, landscape maintenance, setbacks, and lot sizes;
the City of Mesa Public Nuisances, Property Maintenance, and Neighborhood Preservation Ordinance, which defines and prohibits public nuisances, deterioration, and blight, and requires maintenance and compatibility of exterior surfaces;
the City of Mesa Sign Ordinance, which promotes the effectiveness of signs by preventing their over concentration, improper placement, deterioration, and excessive size and number;
the Arizona Revised Statutes, Titles 9, 12, 33, and 36, which includes the rental registration and the abandoned refrigerator ordinances;
the City of Mesa Municipal Code including, but not limited to, smoking, noise, lighting, handbills and circulars, peddler licenses, second-hand dealer licenses, and other miscellaneous codes;
the Uniform Administrative Code, which provides necessary requirements and procedures for the adoption and enforcement of codes;
the Uniform Code for the Abatement of Dangerous Buildings, which contains procedures for the classification and abatement of dangerous buildings;
the National Electrical Code, Article 600, which covers the equipment and installation of electric signs;
and
the City's geography (streets and landmarks).

Ability to:

use initiative and independent judgment to determine if a violation exists and the appropriate follow up action to take place;
conduct follow-up investigations to ensure that violations are corrected;
gain voluntary cooperation of the citizen against whom the enforcement action is being taken in order to determine whether a violation has taken place;
enforce City codes through the use of an appropriate level of explanation and presence of authority in order to gain agreements on compliance deadlines and avoid court action;
inspect sites to determine if vehicles are inoperable and issue notices of violation to the responsible party to correct the violation;
operate a PC to access information in order to conduct research and create and maintain accurate public records;
investigate sign code violations by checking for appropriate sizes, set backs, heights, external composition, and proper internal electrical wiring and connections, and explain the sign code as appropriate;
investigate and resolve age specific zoning violations through negotiation and mediation;
read and use City maps, property descriptions, construction plans, and other related plans and drawings to ensure compliance with code requirements;
inspect commercial and residential properties to determine whether they are still in conformance with approved plans and meet all zoning and design review guidelines (examples: landscaping, fencing, signs, parking spaces, and outside lighting);
work with a minimum amount of supervision in prioritizing work by choosing among and scheduling such tasks as the following: responding promptly to citizen complaints and collecting evidence for enforcement;

calibrate sound level meter, take decibel level measurements, and prepare technical reports of the findings;

interview parties affected by noise ordinance violations, determine if alternative noise suppression methods might be appropriate to resolve the problem, and negotiate with those affected to arrive at an equitable solution;

issue stop work orders for sign installations and/or construction that does not have the necessary permits or inspections;

prepare case summaries, initiate requests for criminal complaints when legal action is necessary to obtain code compliance and appear and testify in court as an expert witness on behalf of the City; and establish and maintain effective working relationships with management, coworkers, and the general public.

The duties listed above are intended only as general illustrations of the various types of work that may be performed. Specific statements of duties not included does not exclude them from the position if the work is similar, related, or a logical assignment to the position. Job descriptions are subject to change by the City as the needs of the City and requirements of the job change.

Revised 09/23

AD/yf/co

CS4326.DOCX (Full-time)

CS4711 (Full-time, Grant-funded)

EEO-Tech

JOB FCTGN-TEC

INCREMENTS-52-200

PAY GRADE: 49

PAY GRADE: 49

IND-9410

SWORN-No