



THE CITY OF STATESVILLE

Invites Your Interest in the Position of

BUILDING STANDARDS DIRECTOR

Statesville City Hall



Build a Department from the Ground Up! City of Statesville Seeks **FIRST** Building Standards Director

If you are a professional in the construction or inspections field and are interested in a unique and exciting opportunity to build and lead a department from the ground up, the City of Statesville NC – a charming city just north of Charlotte – has an opportunity for you. The City is seeking its first Building Standards Director to recruit, train and lead personnel for the city's newly created Building Standards Department. Once established, the department will review construction plans, inspect buildings, enforce building code and ordinances, investigate and resolve complaints and code violations, and other related work. Currently, Iredell County provides these services; however, the City of Statesville will undertake these responsibilities once the department is fully staffed.

The Building Standards Director will be an engaged, knowledgeable, technology-savvy, and outstanding communicator, willing to support staff by rolling up their sleeves when needed.

The successful candidate will have a track record of leading with a customer service focus that effectively serves all internal departments in the City and will work to meet City economic development goals while maintaining excellence in protecting the health, safety, and welfare of Statesville's employees and residents.

Specific functions of the newly created Building Standards Department include construction plan review, building inspections, building code and ordinance enforcement, and building permitting functions within the City of Statesville.



About the Organization:

The City of Statesville, which operates under the Council-Manager form of government manages electric, water and sewer and airport services in addition to traditional general fund operations. In fact, Statesville was the first municipality in the State of North Carolina to provide electric service to its community members. As the result of this historical accomplishment, Statesville has been recognized as the first Public Power Community in North Carolina. Statesville's City Council is made up of the mayor, six (6) ward seats, and two (2) at-large seats. The City, which employs 584 staff (full and part-time) across 13 departments, finalized its 5-year strategic plan in 2023, which is helping shape the city's policies and funding priorities, addressing the city's future growth and the importance of preserving the culture and history of Statesville.

About the Position:

Reporting to the Assistant City Manager, the **Building Standards Director** is responsible for performing complex and advanced professional, technical, and managerial work planning; organizing and directing a department responsible for compliance with building codes at construction sites; and, upon completion of construction, investigating complaints of code violations, resolving violations, and other related work.

The **Director** will have considerable influence in the departmental personnel structure. It is anticipated that this position will oversee up to nine positions responsible for permitting, plan review, inspections and other department activities.

The **Director** will be responsible for managing a budget of \$836K in year one with projected growth to \$1.8M by FY2027. Past experience in budget management and development of future budgets within the City's budget process is important. In the first year, developing a vision, strategic goals, work plans and monitoring systems will be critical to success.

Extensive experience as a technical advisor related to permitting, code enforcement, and building construction as well as an ability and willingness to proactively collaborate with internal staff and external partners such as the County, intergovernmental partners, consultants, private firms, and the community is essential.

A track record of building a department or upgrading the size and function of a department will allow the successful candidate to “hit the ground running.”



Key Position Priorities:

- Develop a transition and implementation plan to move functions from County to City.
- Hire and train staff.
- Embrace a customer-focused approach to business and hold self and staff accountable for implementation and ongoing evaluation of service delivery.
- Establish workflow, action plans, and processes to carry out the functions of the department.
- Engage with the community to explain the transition, answer questions, and educate them on how the City services will be delivered differently and more effectively.
- Work with City Leadership and the City Council to inform and advocate for needs of the new department and staff and inform them as the transition and implementation occur. Take a “no surprises” approach to communication.
- Ensure compliance with all applicable rules, regulations, and laws.

Qualifications:

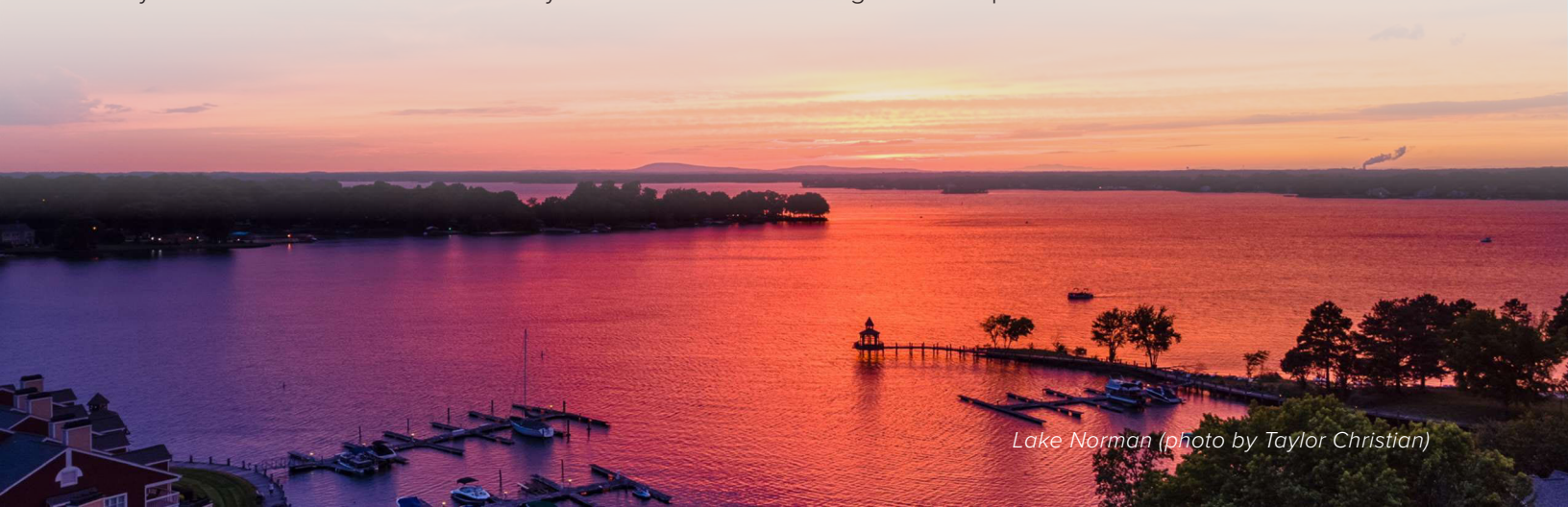
As the **Director**, this person must demonstrate significant experience in a department with similarly diverse facilities and functions, serving an urban environment.

The following are ***required***:

- Associate or bachelor’s degree from an accredited college or university in architecture, engineering, construction management, related field or
- Five (5) years of management or supervisory experience in the construction or inspections field.
- Valid N.C. driver’s license or ability to obtain within 60 days of establishing a permanent residence.

Special Requirements:

- Building Level III standard certificate from the NC Code Officials Qualification Board.
- Level III standard certificate in two (2) other trades, and any standard in the remaining trade (electrical, mechanical, and plumbing) from the NC Code Officials Qualification Board.
- Level III standard certifications required in building, plumbing, electrical, and mechanical within three (3) years of hire or as determined by the Director of Planning & Development Services.



Lake Norman (photo by Taylor Christian)

The Successful Candidate:

- Is a motivated and passionate professional who communicates ideas clearly, concisely, and effectively both orally and in writing;
- Has experience in policy development;
- Ensures the department meets industry best practices to continuously develop and improve its services;
- Is knowledgeable of theory, principles, practices and techniques of the functional areas of the position, as well as knowledgeable of applicable federal, state and local law, codes and regulations governing the administration of position functions and activities.
- Is an experienced project manager who is adept at overseeing major construction and infrastructure projects;
- Has a track record in hiring and developing employees internally;
- Embraces and cultivates an excellent customer service culture for internal and external customers while supporting and advocating for employees and the department;
- Proactively builds collaborative external relationships with residents, local stakeholders/non-profits, contractors, developers, engineers, and business leaders to effectively meet City goals
- Builds internal relationships within Engineering, Planning/Code Enforcement, and other City Departments; and,
- Values accountability while holding realistic and fair expectations of self and others.



The Christmas Parade (above) and the Carolina BalloonFest (right) are just two of many fun events sponsored by the City of Statesville yearround.

About the Community:

Founded in 1789, the City of Statesville, with a population of 30,761, is the county seat of Iredell County and part of the Charlotte metropolitan area. Statesville offers the charm of a Southern city with historic architecture, a thriving downtown featuring restaurants, galleries, and shops, as well as the nationally recognized annual Carolina BalloonFest. Statesville is perfectly positioned in the foothills of North Carolina. A mere 15 minutes from beautiful Lake Norman (bottom photo), 45 minutes from Charlotte and Winston-Salem, and with I-77 and I-40 intersecting within the city limits, Statesville sits as a hub of North/South and East/West travel, creating access to both major metropolitan and recreational amenities from the mountains to the coast.

Known as the quintessential NC community in the middle of one of the world's most dynamic regions, Statesville embraces the excitement of city life, friendly neighborhoods, and beautiful outdoor spaces. Community members enjoy the comfortable living environment that Statesville affords where families can live healthy, abundant lives—socially, physically, and economically. Statesville is truly a diverse community that welcomes new people, new voices and ideas, new industry, and new business. From significant investments to downtown amenities, the business sector, schools, and infrastructure, Statesville is dedicated to preserving its rich architectural history while creating a dynamic future for the community that elevates the quality of life that members cherish.

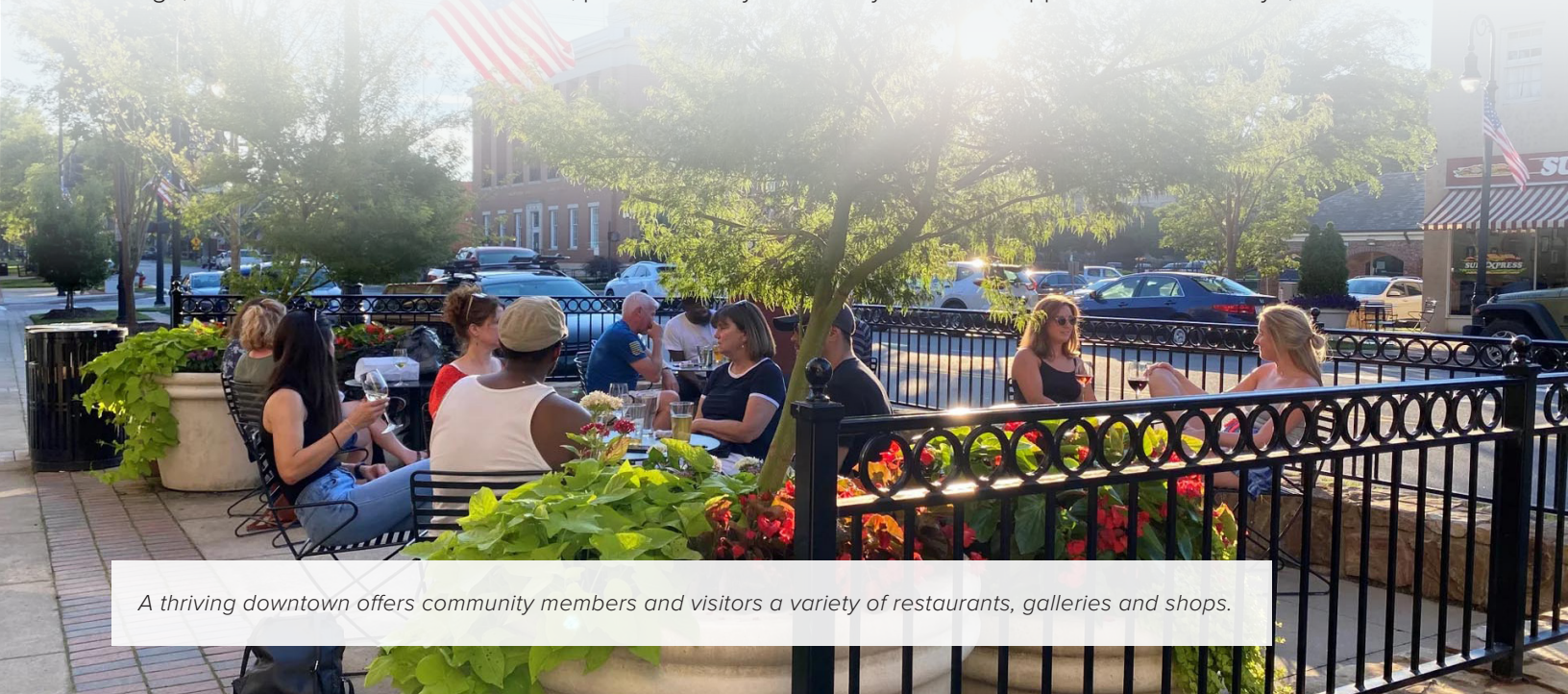
Nearly 21,000 students are enrolled in the Iredell-Statesville Public Schools with a student-teacher ratio of 16 to 1. Private school offerings for families include Cornerstone Christian Academy, Statesville Montessori School, and Statesville Christian School. Nearby colleges include Davidson College, Livingstone College, and Catawba College. Mitchell Community College, located in the heart of Statesville, provides many secondary education opportunities to nearly 1,800 students.



A popular event April-October is the Evening Farmers Market, which is open every Thursday from 3:30-6 p.m.



The Statesville Leisure Pool offers many special events during the season, including Movie Night and Dog Day at the Pool for the furry members of the community!



A thriving downtown offers community members and visitors a variety of restaurants, galleries and shops.

Salary and Benefits:

The salary range is \$93,267.20 to \$153,857.60, based on qualifications and experience, along with a [comprehensive benefits package](#), including:

- Company vehicle
- Employer Paid Medical & Prescription Insurance (employee only)
- Monthly, vacation and sick leave accrual along with twelve (12) paid holidays
- Dental, Vision, and Life Insurance
- Short Term Disability, Long Term Disability and other supplemental benefits.
- Tuition Reimbursement
- North Carolina Local Governmental Employee's Retirement System
- 401(k) employer match up to 5% of the employee's salary
- Fitness Membership
- Employee Assistance Program (EAP)

To apply, please visit <https://www.governmentjobs.com/careers/developmentalassociates> and click on the **Building Standards Department Director – City of Statesville, NC** title.

- All applications must be submitted online via the Developmental Associates application portal (link above) – NOT the City of Statesville employment application portal or any other external website..
- Resumes and cover letters must be uploaded with the application.
- The position will remain open until filled.
- The hiring team will invite successful semi-finalists to interviews and skill evaluations in a rolling process with dates mutually coordinated for convenience.
- Direct *inquiries* to hire@developmentalassociates.com.



The City of Statesville is an Equal Opportunity Employer.



Developmental Associates, LLC manages the recruitment and selection process for this position. To learn more about our selection process, visit <https://developmentalassociates.com/client-openings/>, select "Client Openings," and scroll down to "Important Information for Applicants."