

# ICC/AACE ZONING INSPECTOR

## Exam ID: 75

- Open book
- 2-hour time limit
- 50 multiple-choice questions

### Required References

Any bound, copyrighted books may be used during the exam. However, the correct answers to all questions will be determined only by the information contained in the required references as shown below.

- 2012 International Zoning Code
- Legal Aspects of Code Administration, Copyright 2002

### Exam Content Outline

#### Legal Aspects of Zoning Inspection

28%

Prepare and post notices of violations, citations, correction notices, and stop work orders to comply with zoning codes related to land use regulations. Conduct follow-up inspections to ensure compliance with applicable codes. Provide general zoning code compliance information to the public and to other governmental agencies. Advise persons affected by regulatory actions of their right to due process. Gather, maintain, and present evidence as necessary to enforce zoning code provisions, with due consideration for procedural and substantive due process of law.

#### Administrative Aspects of Zoning Inspection

14%

Determine whether lots or structures, or additions thereto, are required to meet current code requirements. Process applications for signs, buildings, and use permits. Perform inspections to insure compliance with approved permits. Determine that nonconforming structures and uses comply with applicable zoning regulations. Process applications for relief under zoning ordinances and sign regulations, research variance requests, and conduct inspections to insure that variances conform with approved requests. Process conditional use applications and perform inspections to insure compliance with such use.

#### Planned Zoning

16%

Inspect properties for compliance with legal zoning classifications and allowances. Based on submitted plans, determine compliance with zoning bulk regulations. Following review of site plans, inspect properties for proper zoning classification, lot areas, maximum density, lot dimensions, setback requirements, and maximum building height. Review submitted site plans. Inspect properties for compliance with legal zoning allowances and zoning bulk regulations. Inspect properties for proper zoning classification, lot areas, maximum density, lot dimensions, setback requirements and maximum building height. Determine that structures are being legally occupied and used.

#### Development Regulations

22%

Ascertain that code provisions for off-street parking and loading spaces are met. Enforce ordinances related to fences and retaining walls. Regulate landscaping, grading and excavation requirements. Inspect for compliance with nuisance abatement regulations. Determine code requirements for location of accessory buildings. Review and inspect for allowable projections into yards. Ensure that home occupations and adult uses comply with zoning regulations. Verify that appropriate conditional use permits are obtained when required.

Inspect signs for compliance with approved permits, approved materials, size, condition, height, illumination, area, location, operation, and maintenance. Insure that all signs have been properly installed and located on the lot. Insure that residential development signs comply with local zoning requirements. Insure that signs in commercial and manufacturing zones comply with local zoning requirements. Verify that signs do not obstruct traffic or constitute a safety hazard and do not encroach or overhang public right-of-way. Verify that portable signs comply with local ordinances. Insure that temporary signs comply with local zoning requirements. Inspect to insure that provisions for specific signs are met.

**Where to obtain references:**

International Code Council (ICC)

Phone: 1-800-786-4452

ICC Store: [order@iccsafe.org](mailto:order@iccsafe.org)

This test can be taken at any time throughout the year by calling call Pearson VUE at 1-800-275-8301.