

Lightning Inspection and Consulting Services, LLC

STEPHEN D. OLSEN is a certified building inspector and a California-licensed contractor with more than 36 years of experience in the construction industry. As the assistant project manager of inspection services for a municipal consulting firm, he assisted in the management of building department personnel. As a city building inspector, he has worked with many Southern California municipalities. His construction skills include carpentry, electrical, mechanical and plumbing trades.



REGISTRATION / LICENSES

- ◆ **Certified Building Inspector ICBO** (International Conference of Building Officials) #29756, #0848506-10, ICC/IRC (International Code Council) #0848506-01
- ◆ **California State Contractor License** (Bonded), CA #375231

EXPERIENCE

Consulting Building Code Expert 1996-Present

Owner of Lightning Inspection and Consulting Services, LLC. Perform real property inspections and due diligence, for real estate transactions; controls and regulates the installation and or retrofit of structural components; fire-related assemblies; electrical, mechanical, and plumbing components. As an expert witness for litigation support, provides opinions in hundreds of lawsuits regarding the relevance of the uniform codes and the standard of care in wrongful deaths, injuries, multiple defects, failures of fixtures, materials and assemblies, and ADA requirements. Experienced in trial and deposition testimony, arbitrations, and mediations.

Building Code Expert, Pacific Construction Management, Inc., 1993-1996

Assistant Project Manager, Senior Building Inspector, Building Inspector, Field Instructor, Pacesetter Municipal Services, 1988-1993

As Assistant Project Manager: Assisted in securing contracts with governmental agencies within California. Management of 108 employees in 35 cities with two counties in Southern California are. Maintained communication between building officials and consulting staff.

As Senior Building Inspector: Responsible for inspection of buildings within municipalities for compliance of the adopted model codes. Provided management support, training and technical direction for subordinate field staff. Acted as liaison for governmental agencies to architects, contractors and the general public. Developed and maintained Building Department inspection procedure. Recommended changes and amendments to the code.

As Building Inspector: Inspected buildings that were to be moved, erected, rehabilitated or remodeled for compliance. Investigated and resolved complaints concerning alleged code violations. Maintained Building Department records. Acquired current knowledge of technical changes to all the Uniform Building Codes (electrical mechanical and plumbing) and all related codes. Responsible of ensuring the safety and dwell-being of the public in times of emergency.

As Field Instructor: Assisted and provided for groups of students in building inspection techniques and codes for residential and light commercial buildings.

Licensed Contractor, Olsen Builders, 1979-1988

Subcontracted finish carpentry, specializing in door and sash, windows and cabinetry. Framed and built patios.

Carpenter- Subcontractor, 1974-1979

Skills included blueprint reading and specifications to construct 1300 to 4000 square foot residences. As a journeyman carpenter, trade skills included framing of floors, walls, roofs and forms for footings. Installation of all aspects of finish carpentry. Remodeling of residential and commercial buildings. Commercial experience includes, but is not limited to, layout and installation of division walls and mezzanine floors.

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PROFESSIONAL MEMBERSHIPS

- ◆ International Conference of Building Officials: membership # 84850-6
- ◆ International Code Council: membership # 0848506
- ◆ ASTM International : membership # 000121664
- ◆ International Association of Plumbing and Mechanical Officials Membership # 93426
- ◆ National Fire Protection Association Membership # A-30641020000
- ◆ International Association of Electrical Inspectors Membership #563650

ACHIEVEMENTS

- ◆ Disaster Service Worker - Office Emergency Services A.T.C. 20-1
- ◆ Instructor and field trainer in Building Code and Inspection Technology for the Pacesetter Schools.
- ◆ Conducted Building Code seminars for the construction industry throughout Southern California

AREAS OF EXPERTISE

- ◆ Building Plan Interpretation
- ◆ Quality Control
- ◆ Construction Management
- ◆ Construction Education and Training
- ◆ Residential and Commercial Construction
- ◆ Uniform Building Code
- ◆ National Electrical Code
- ◆ Uniform Plumbing Code
- ◆ Uniform Mechanical Code
- ◆ ADA Compliance
- ◆ Inspection of Code Compliance for the following Occupancies:
A-1, A-2, A-2.1, A-3, A-4, B-1, B-2, B-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, H-6, H-7, M, R-1, R-3, S-1, S-2, S-3, S-4, S-5, U-1, U-2
- ◆ Inspection of Code Compliance for the following types of buildings:
I, II, III, IV, V (fire-resistive, 1-hr. and non-rated)
- ◆ Inspection for abatement of substandard or hazardous structures.

MUNICIPAL SERVICES

Inspection of:

- ◆ Private Residences
- ◆ Town Houses
- ◆ Condominiums
- ◆ Apartment Complexes
- ◆ Major Housing Tracts
- ◆ Commercial projects in the town of Apple Valley, and the cities of Adelanto, Diamond Bar, Moreno Valley, Palmdale, San Bernardino and Yucaipa.

SELECTED PROJECTS/ BUILDING INSPECTION

- ◆ South Coast Air Quality Management District HQ, Diamond Bar, California
A 15-acre, five-story facility
- ◆ Town gate Shopping Center, Moreno Valley, California
60 acres, including Mervyns, Ralph's and Payless . Major housing tracts in Southern California by the following developers:
 - *Marlboro Homes*
 - *Paradise*
 - *West Venture*
 - *Kaufman and Broad*
 - *Palms*

SELECTED DUE DILIGENCE

- ◆ **Kinko's Building, Ventura, California**
Client: Ventura School District
126,000 square feet
- ◆ **350 Ash Street. San Diego, California**
Client: David Blackburn
13 story Office Building