










# Construction Inspection Occupations

Labor Market Analysis: San Diego County

February 2025

## Summary

NEW PROGRAM RECOMMENDATION?	EVIDENCE OF A SUPPLY GAP?	AT OR ABOVE THE LIVING WAGE?	EXPECTED LEVEL OF EDUCATION
<div></div> <div>Proceed with New Program</div>	<div> </div>	<div> </div>	<div><input type="checkbox"/> Doctorate Degree</div> <div><input type="checkbox"/> Master's Degree</div> <div><input type="checkbox"/> Bachelor's Degree</div> <div><input type="checkbox"/> Associate Degree</div> <div><input type="checkbox"/> Some College or Certificate</div> <div><input checked="" type="checkbox"/> HS Diploma or Equivalent</div> <div><input type="checkbox"/> Less Than a HS Diploma</div> <div><input type="checkbox"/> Apprenticeship</div>
SUPPORT FOR PROGRAM MODIFICATION?	NUMBER OF INSTITUTIONS THAT PROVIDE TRAINING	NUMBER OF ANNUAL JOB OPENINGS	
<div> </div>	<div>HIGH</div> <div></div>	<div>HIGH</div> <div></div>	

The San Diego & Imperial Center of Excellence (COE) developed this brief to assist the region’s community colleges with strategic planning and program development. *Construction Inspection Occupations* include “Construction and Building Inspectors” and “First-Line Supervisors of Construction Trades and Extraction Workers.” According to available data, *Construction Inspection Occupations* in San Diego County have a labor market demand of 930 annual job openings (while average demand for a single occupation in San Diego County is 289 annual job openings), and eight institutions supply 507 awards for these occupations, suggesting that there is a supply gap in the labor market. Employers historically reported to the California Employment Development Department (EDD) and U.S. Bureau of Labor Statistics (BLS) that on average *Construction Inspection Occupations* earned entry-level earnings of \$30.85 per hour, which is above the living wage of \$26.01 per hour in San Diego County. Recent online job postings (2022-2024) also suggest high wages, with entry-level earnings posted between \$25 to \$31 per hour. This brief recommends proceeding with a new program and supports a program modification because on average these occupations’ entry-level wages are above the living wage and there is a supply gap in the region.

## Introduction

This report provides labor market information in San Diego County for the following occupational codes in the Standard Occupational Classification (SOC)<sup>1</sup> system:

- **First-Line Supervisors of Construction Trades and Extraction Workers (SOC 47-1011):** Directly supervise and coordinate activities of construction or extraction workers.
- **Construction and Building Inspectors (SOC 47-4011):** Inspect structures using engineering skills to determine structural soundness and compliance with specifications, building codes, and other regulations. Inspections may be general in nature or may be limited to a specific area, such as electrical systems or plumbing.

For the purpose of this report, these occupations are referred to as *Construction Inspection Occupations*.

## Projected Occupational Demand

Between 2023 and 2028, employers in San Diego County will need to hire **930** workers annually to fill new jobs and backfill jobs in *Construction Inspection Occupations* due to attrition caused by turnover and retirement, for example (Exhibit 1). “First-Line Supervisors of Construction Trades and Extraction Workers” are projected to have the most labor market demand between 2023 and 2028, with **777** annual job openings.

**Exhibit 1: Number of Jobs for Construction Inspection Occupations (2023-2028)<sup>2</sup>**

Occupational Title	2023 Jobs	2028 Jobs	2023 – 2028 Net Jobs Change	2023 - 2028 % Net Jobs Change	Annual Job Openings (Demand)
First-Line Supervisors of Construction Trades and Extraction Workers	8,442	8,837	395	5%	777
Construction and Building Inspectors	1,261	1,299	38	3%	153
<b>Total</b>	<b>9,703</b>	<b>10,136</b>	<b>433</b>	<b>4%</b>	<b>930</b>

<sup>1</sup> The Standard Occupational Classification (SOC) system is used by federal statistical agencies to classify workers into occupational categories for the purpose of collecting, calculating or disseminating data. <https://www.bls.gov/soc/>.

<sup>2</sup> Lightcast 2024.04; QCEW, Non-QCEW, Self-Employed.

## Earnings

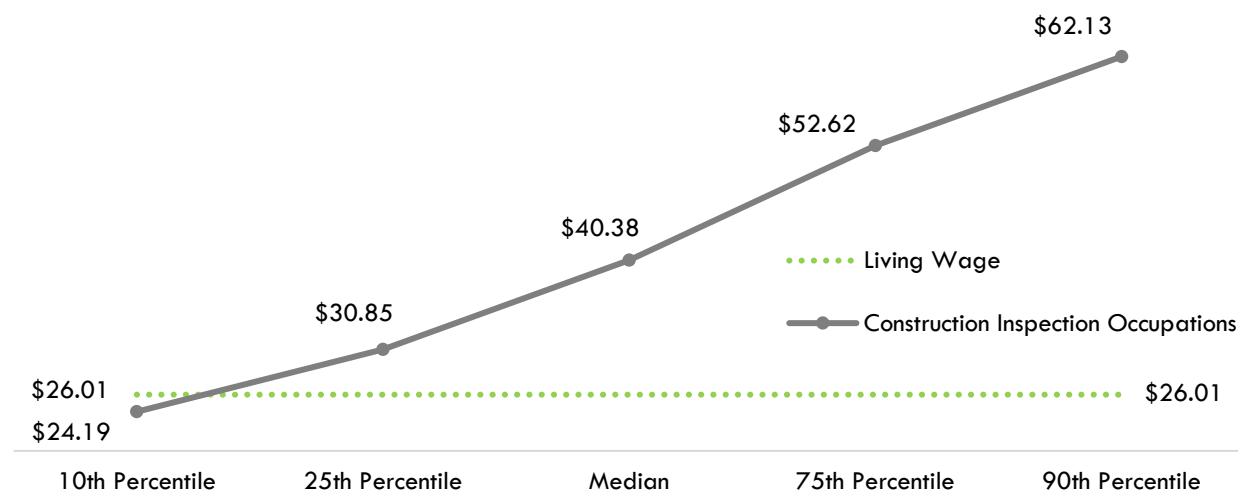
According to traditional<sup>3</sup> labor market information (LMI), entry-level hourly earnings for *Construction Inspection Occupations* range from \$28.72 to \$32.97 (Exhibit 2).

**Exhibit 2: Hourly Earnings for Construction Inspection Occupations in San Diego County<sup>4</sup>**

Occupational Title	Entry-Level Hourly Earnings (25 <sup>th</sup> Percentile)	Median Hourly Earnings	Experienced Hourly Earnings (75 <sup>th</sup> Percentile)
First-Line Supervisors of Construction Trades and Extraction Workers	\$32.97	\$41.62	\$54.72
Construction and Building Inspectors	\$28.72	\$39.14	\$50.52

On average, the entry-level hourly earnings are \$30.85—or \$64,168.00 annual salary<sup>5</sup>; this is more than the living wage for a single adult in San Diego County, which is \$26.01 per hour (Exhibit 3).<sup>6</sup>

**Exhibit 3: Hourly Earnings<sup>7</sup> for Construction Inspection Occupations in San Diego County<sup>8</sup>**



<sup>3</sup> Traditional LMI is generally historical data captured by the U.S. Bureau of Labor Statistics (BLS) or the California Employment Development Department (EDD). It does not account for recent technological, economic, or legislative changes that may affect labor market demand and wages.

<sup>4</sup> Lightcast 2024.04; QCEW, Non-QCEW, Self-Employed.

<sup>5</sup> Annualized salaries assume a full-time position with 2,080 hours. Multiplying the hourly wage with 2,080 yields the annual salary.

<sup>6</sup> Center for Women's Welfare, University of Washington. (2024). The self-sufficiency standard for California 2024.

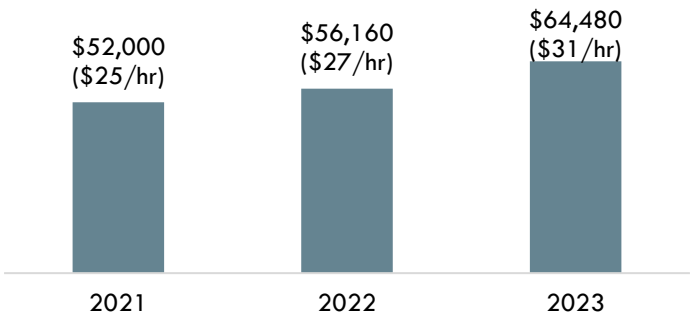
[selfsufficiencystandard.org/California](https://selfsufficiencystandard.org/California).

<sup>7</sup> 10th and 25th percentiles could be considered entry-level wages, and 75th and 90th percentiles could be considered experienced wages for individuals who may have been in the occupation longer, received more training than others, etc.

<sup>8</sup> Lightcast 2024.04; QCEW, Non-QCEW, Self-Employed.

Between January 1, 2022 and December 30, 2024, employers advertised between \$25 to \$31 per hour in online job postings for *Construction Inspection Occupations* in San Diego County (Exhibit 4).<sup>9</sup> This suggests that employers in recent years are increasing wages due to labor market forces that may not be captured by traditional LMI.

**Exhibit 4: Entry-Level Advertised Salaries in Online Job Postings for *Construction Inspection Occupations* in San Diego County (2022-2024)\***



\*Hourly wages are rounded to the nearest dollar amount.

### Expected Level of Education

According to traditional LMI, *Construction Inspection Occupations* have a national educational attainment of a high school diploma or equivalent.<sup>10</sup> (Exhibit 5).

**Exhibit 5: National Educational Attainment for *Construction Inspection Occupations*<sup>11</sup>**

Occupational Title	Typical Entry-Level Education
Construction and Building Inspectors	High school diploma or equivalent
First-Line Supervisors of Construction Trades and Extraction Workers	High school diploma or equivalent

<sup>9</sup> Lightcast 2024.04; "Job Posting Analytics." 2022-2024.  
<sup>10</sup> Lightcast 2024.04; QCEW, Non-QCEW, Self-Employed.  
<sup>11</sup> Lightcast 2024.04; QCEW, Non-QCEW, Self-Employed.

Online job postings between January 1, 2021 and December 31, 2023 in San Diego County had a [high school diploma or equivalent](#) as the most requested educational requirement for *Construction Inspection Occupations*; however, employers also expected the following certifications (Exhibit 6).<sup>12</sup>

**Exhibit 6: Top Certifications for Construction Inspection Occupations in San Diego County in Online Job Postings (2021-2023)<sup>13</sup>**

- |  |                                       |
|--|---------------------------------------|
| 1. Cardiopulmonary Resuscitation (CPR) Certification | 6. Contractor License                 |
| 2. 30-Hour OSHA General Industry Card                | 7. 10-Hour OSHA General Industry Card |
| 3. First Aid Certification                           | 8. Real Estate Salesperson License    |
| 4. CDL Class C License                               | 9. Residential Building Inspector     |
| 5. Secret Clearance                                  | 10. Certified Welding Inspector       |

## Educational Supply

Educational supply for an occupation can be estimated by analyzing the number of awards in related Taxonomy of Programs (TOP) or Classification of Instructional Programs (CIP) codes. There are **10** TOP codes and **13** CIP codes related to *Construction Inspection Occupations* (Exhibit 7).

**Exhibit 7: Related TOP and CIP Codes for Construction Inspection Occupations<sup>14</sup>**

TOP or CIP Code	TOP or CIP Program Title
TOP 0952.00	Construction Crafts Technology
TOP 0952.10	Carpentry
TOP 0952.20	Electrical
TOP 0952.30	Plumbing, Pipefitting and Steamfitting
TOP 0952.40	Glazing
TOP 0952.60	Masonry, Tile, Cement, Lath and Plaster
TOP 0952.70	Painting, Decorating, and Flooring
TOP 0952.80	Drywall and Insulation
TOP 0952.90	Roofing
TOP 0957.20	Construction Inspection

<sup>12</sup> Lightcast 2024.04; "Job Posting Analytics." 2021-2023.

<sup>13</sup> Lightcast 2024.04; "Job Posting Analytics." 2021-2023.

<sup>14</sup> This brief uses a conservative estimate of program supply and only calculates awards from the TOP code listed in Exhibit 7.

TOP or CIP Code	TOP or CIP Program Title
CIP 46.0101	Mason/Masonry
CIP 46.0201	Carpentry/Carpenter
CIP 46.0302	Electrician
CIP 46.0402	Concrete Finishing/Concrete Finisher
CIP 46.0403	Building/Home/Construction Inspection/Inspector
CIP 46.0404	Drywall Installation/Drywaller
CIP 46.0406	Glazier
CIP 46.0408	Painting/Painter and Wall Coverer
CIP 46.0410	Roofer
CIP 46.0412	Building/Construction Site Management/Manager
CIP 46.0415	Building Construction Technology/Technician
CIP 46.0502	Pipefitting/Pipefitter and Sprinkler Fitter
CIP 46.0503	Plumbing Technology/Plumber

According to TOP data, [five](#) community colleges supply the region with awards for these occupations: [Palomar College](#), [San Diego City](#), [San Diego College of Continuing Education](#), [San Diego Mesa College](#), and [Southwestern College](#). According to CIP data, [three](#) non-community-college institutions supply the region with awards: [CET-San Diego](#), [UEI College-Chula Vista](#), and [UEI College-Oceanside](#) (Exhibit 8).

**Exhibit 8: Number of Awards (Certificates and Degrees) Conferred by Postsecondary Institutions  
(Program Year 2019-20 Through Program Year 2022-23 Average)**

TOP6 or CIP Code	TOP6 or CIP Program Title	3-Yr Annual Average CC Awards (PY20-21 to PY22-23)	Other Educational Institutions 3-Yr Annual Average Awards (PY19-20 to PY21-22)	Total Average Supply (PY19-20 to PY22-23)
0952.10	Carpentry	35	0	35
	Palomar	35	0	
	• Associate Degree	0	0	
	• Certificate 30 < 60 units	4	0	
	• Certificate 16 < 30 units	31	0	

TOP6 or CIP Code	TOP6 or CIP Program Title	3-Yr Annual Average CC Awards (PY20-21 to PY22-23)	Other Educational Institutions 3-Yr Annual Average Awards (PY19-20 to PY21-22)	Total Average Supply (PY19-20 to PY22-23)
0952.20	Electrical	<b>62</b>	<b>0</b>	<b>62</b>
	Palomar	<b>62</b>	<b>0</b>	
	• Associate Degree	4	0	
	• Certificate 30 < 60 units	58	0	
0952.30	Plumbing, Pipefitting and Steamfitting	<b>205</b>	<b>0</b>	<b>205</b>
	San Diego Cont. Ed.	<b>205</b>	<b>0</b>	
	• Noncredit 288 < 480 hrs	17	0	
	• Noncredit 96 < 144 hrs	188	0	
	San Diego City	<b>0</b>	<b>0</b>	
	• Associate Degree	0	0	
0952.80	Drywall and Insulation	<b>21</b>	<b>0</b>	<b>21</b>
	Palomar	<b>21</b>	<b>0</b>	
	• Certificate 30 < 60 units	3	0	
	• Certificate 16 < 30 units	18	0	
0957.20	Construction Inspection	<b>16</b>	<b>0</b>	<b>16</b>
	Palomar	<b>0</b>	<b>0</b>	
	• Associate Degree	0	0	
	• Certificate 16 < 30 units	0	0	
	San Diego Mesa	<b>9</b>	<b>0</b>	
	• Associate Degree	6	0	
	• Certificate 16 < 30 units	3	0	
	Southwestern	<b>7</b>	<b>0</b>	
	• Associate Degree	3	0	
	• Certificate 16 < 30 units	4	0	

TOP6 or CIP Code	TOP6 or CIP Program Title	3-Yr Annual Average CC Awards (PY20-21 to PY22-23)	Other Educational Institutions 3-Yr Annual Average Awards (PY19-20 to PY21-22)	Total Average Supply (PY19-20 to PY22-23)
46.0302	Electrician	0	106	106
	UEI College-Chula Vista	0	99	
	• Certificate 1 > 2 yrs	0	99	
	UEI College-Oceanside	0	7	
	• Certificate 1 > 2 yrs	0	7	
46.0415	Building Construction Technology	0	62	62
	CET-San Diego	0	62	
	• Certificate 1 < 2 yrs	0	62	
			<b>Total</b>	<b>507</b>

## Demand vs. Supply

Comparing labor demand (annual openings) with labor supply<sup>15</sup> suggests that there is a supply gap for these occupations in San Diego County, with 930 annual openings and 507 awards. Comparatively, there are 9,348 annual openings in California and 4,288 awards, suggesting that there is a supply gap across the state<sup>16</sup> (Exhibit 9).

### Exhibit 9: Labor Demand (Annual Openings) Compared with Labor Supply (Average Annual Awards)

	Demand (Annual Openings)	Supply (Annual Awards)	Supply Gap or Oversupply
San Diego	930	507	423
California	9,348	4,288	5,060

**Please note:** This is a basic analysis of supply and demand of labor. The data does not include workers currently in the labor force who could fill these positions or workers who are not captured by publicly available data. This data should be used to discuss the potential gaps or oversupply of workers; however, it should not be the only basis for determining whether or not a program should be developed.

<sup>15</sup> Labor supply can be found from two different sources: Lightcast or the California Community Colleges Chancellor's Office MIS Data Mart. Lightcast uses CIP codes while MIS uses TOP codes. Different coding systems result in differences in the supply numbers.

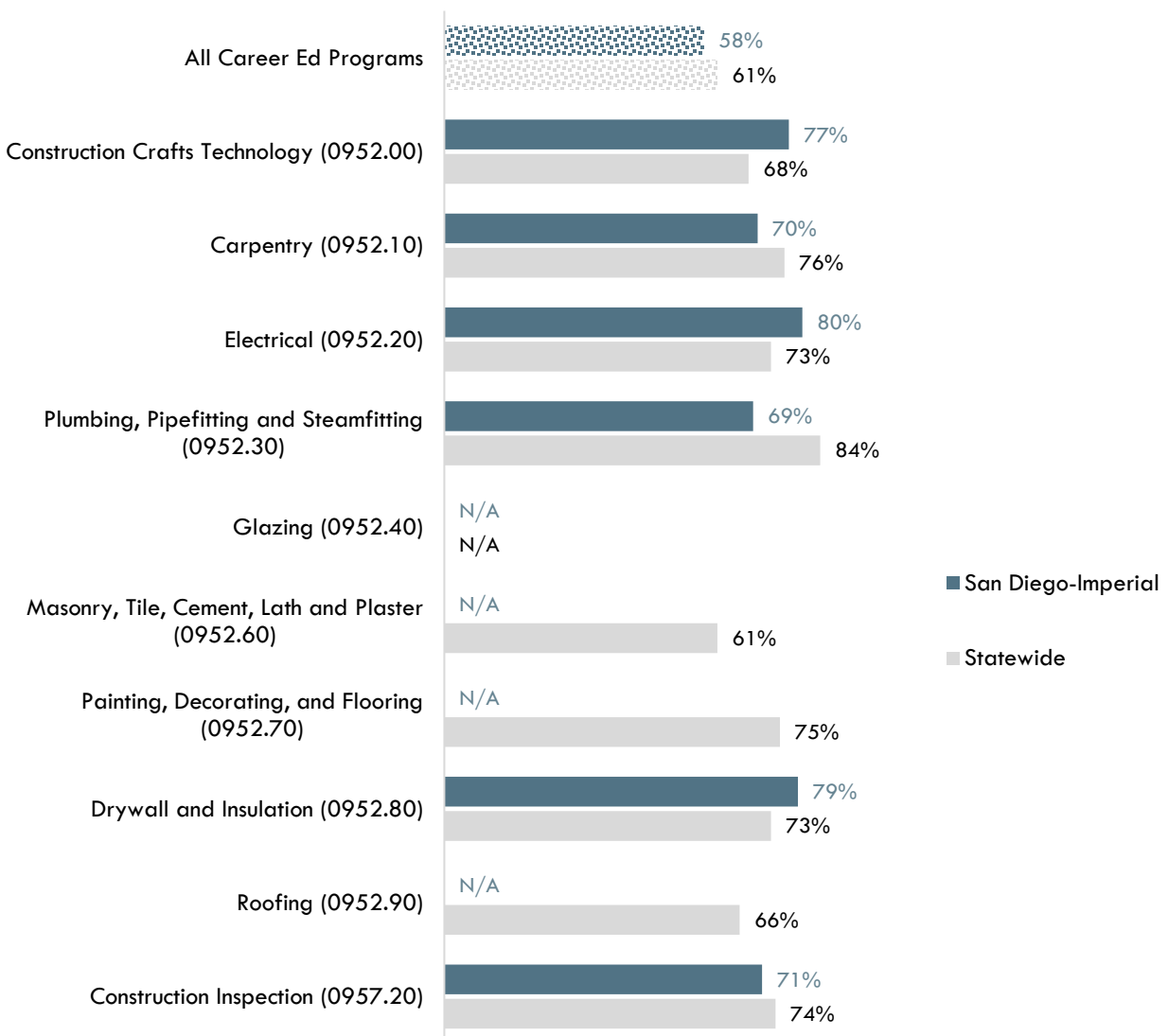
<sup>16</sup> "Supply and Demand," Centers of Excellence Student Outcomes, [coecc.net/our-resources](http://coecc.net/our-resources).



## Student Outcomes and Regional Comparisons

According to the California Community Colleges DataVista, 69 to 80 percent of students in the San Diego-Imperial region earned a living wage after completing a program related to *Construction Inspection Occupations*, compared to 61 to 84 percent statewide and 61 percent of students in Career Education programs in general across the state (Exhibit 10).<sup>17</sup>

**Exhibit 10: Percentage of Students Who Earned a Living Wage by Program, PY2021-22<sup>18</sup>**

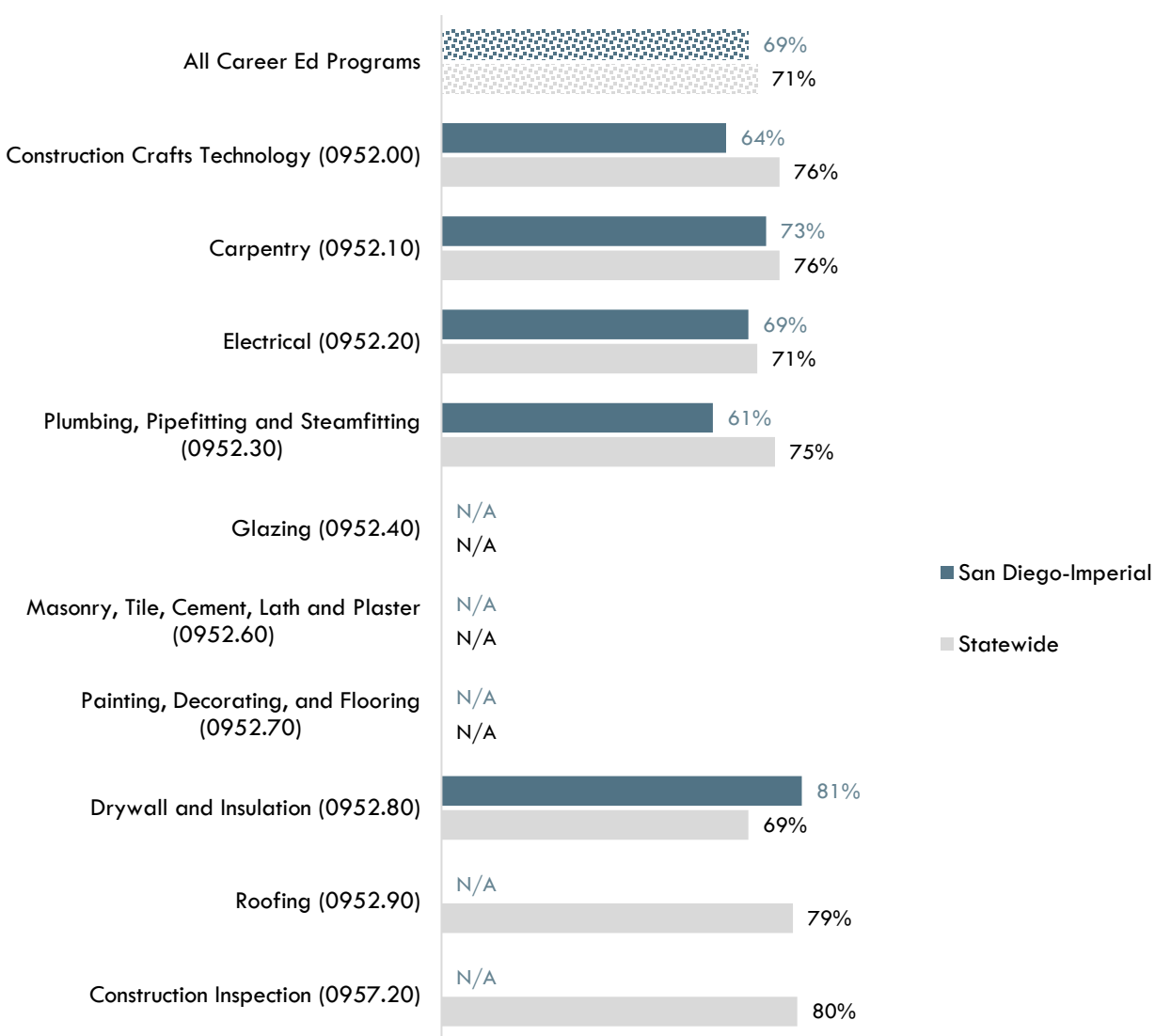


<sup>17</sup> DataVista, California Community Colleges, [datavista.cccco.edu/](https://datavista.cccco.edu/).

<sup>18</sup> Most recent year with available data is Program Year 2021-22. Among completers and skills builders who exited, the percentage of students who attained a living wage.

According to the California Community Colleges DataVista, 61 to 81 percent of students in the San Diego-Imperial region obtained a job closely related to their field of study after completing a program related to *Construction Inspection Occupations*, compared to 69 to 80 percent statewide and 71 percent of students in Career Education programs in general across the state (Exhibit 11).<sup>19</sup>

**Exhibit 11: Percentage of Students in a Job Closely Related to Field of Study by Program, PY2020-21<sup>20</sup>**



"N/A" indicates insufficient data

<sup>19</sup> DataVista, California Community Colleges, [datavista.cccco.edu/](http://datavista.cccco.edu/).

<sup>20</sup> Most recent year with available data is Program Year 2020-21. Percentage of Students in a Job Closely Related to Field of Study: Among students who responded to the CTEOS, the percentage reporting employment in the same or similar field as their program of study.

## Employers

Between January 1, 2022 and December 31, 2024, the top five employers in San Diego County for *Construction Inspection Occupations* were [Sunrun](#), [Interwest Consulting Group](#), [Aerotek](#), [GPAC](#) and [Dewey Pest Control](#) based on online job postings (Exhibit 12).

**Exhibit 12: Top Employers for *Construction Inspection Occupations* in San Diego County<sup>21</sup>**

Top Employers	
<ul style="list-style-type: none"><li>• Sunrun</li><li>• Interwest Consulting Group</li><li>• Aerotek</li><li>• GPAC</li><li>• Dewey Pest Control</li></ul>	<ul style="list-style-type: none"><li>• USA Home Inspectors</li><li>• RQ Construction</li><li>• City of Chula Vista</li><li>• Kleinfelder</li><li>• NV5</li></ul>

## Skills

Exhibit 13 lists the top specialized, soft, and software skills that appeared in online job postings between January 1, 2022 and December 31, 2024.

**Exhibit 13: Top Skills for *Construction Inspection Occupations* in San Diego County<sup>22</sup>**

Specialized Skills	Soft Skills	Software Skills
<ul style="list-style-type: none"><li>• Construction</li><li>• Project Management</li><li>• Plumbing</li><li>• Subcontracting</li><li>• Building Codes</li><li>• Renovation</li><li>• Change Orders</li><li>• Roofing</li><li>• Construction Management</li><li>• Occupational Safety and Health Administration</li><li>• HVAC</li><li>• Carpentry</li><li>• Construction Inspection</li><li>• Drywall</li><li>• Blueprinting</li></ul>	<ul style="list-style-type: none"><li>• Communication</li><li>• Management</li><li>• Customer Service</li><li>• Operations</li><li>• Detail Oriented</li><li>• Writing</li><li>• Leadership</li><li>• Lifting Ability</li><li>• Good Driving Record</li><li>• Problem Solving</li><li>• Planning</li><li>• Quality Control</li><li>• Coordinating</li><li>• Computer Literacy</li><li>• Scheduling</li></ul>	<ul style="list-style-type: none"><li>• Microsoft Excel</li><li>• Microsoft Office</li></ul>

<sup>21</sup> Lightcast 2024.04; "Job Posting Analytics." 2022-2024.

<sup>22</sup> Lightcast 2024.04; "Job Posting Analytics." 2022-2024.

Prepared by:

Tina Ngo Bartel, Executive Director ([tngobartel@miracosta.edu](mailto:tngobartel@miracosta.edu))

John Edwards, Research Analyst ([jedwards@miracosta.edu](mailto:jedwards@miracosta.edu))

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### Important Disclaimers

All representations included in this report have been produced from primary research and/or secondary review of publicly and/or privately available data and/or research reports. This study examines the most recent data available at the time of the analysis; however, data sets are updated regularly and may not be consistent with previous reports. Efforts have been made to qualify and validate the accuracy of the data and the report findings; however, neither the Centers of Excellence for Labor Market Research (COE), COE host district, nor California Community Colleges Chancellor's Office are responsible for the applications or decisions made by individuals and/or organizations based on this study or its recommendations.