



FACILITIES MAINTENANCE MECHANIC

Department: Facilities Management
Job Class #: 402200
Pay Range: Maintenance/Trades 27

FLSA: Non-exempt
Represented: Yes

Classification descriptions are intended to present a descriptive list of the range of duties performed by employees in this class and are not intended to reflect all duties performed within the job.

GENERAL FUNCTION

This is highly skilled, technical, and complex maintenance, repair, and construction work for Pierce County Facilities Management Department. An employee in this classification is responsible for performing journey level work in one or more trades areas such as carpentry, electrical, HVAC, plumbing, masonry, or related trade area. This position is distinguished from other maintenance positions by performing specialized higher level work requiring a broader knowledge and skill level and a higher level of responsibility for planning and carrying out the work. Work involves project planning, cost estimating, determining project priority, and ensuring work quality meets standards and code requirements. Work may involve assigning work, training, and providing direction to other maintenance staff. Assignments are received through verbal and written instruction. Employees may be responsible for performing in specialized trade area, however, are also required to learn and participate in building maintenance activities associated with other trades. Work is performed under the general supervision of a facilities maintenance supervisor and is reviewed for thoroughness, timeliness, and conformance with instruction and trade standards.

ESSENTIAL FUNCTIONS

- Performs advanced level carpentry work, up to and including complete remodel or rebuild of existing facilities, fixtures, or structures including but not limited to roofs, walls, doors, windows, cabinets, floors, framing, siding, and other related carpentry work.
- Performs advanced level electrical work, such as: installation of new electrical breaker panels, fuse boxes, and power circuits, works from blueprints, schematic drawings or sketches, installs new conduit and wiring from power source to panel box, install, repair or replace electrical switches, outlets, and interior or exterior wiring. Performs repair, maintenance, and troubleshoots on motors, fixtures, switches, HVAC equipment, and other electrical equipment and appliance.
- Performs plumbing assignments, such as: installing new plumbing systems; laying out pipes; running hot and cold water lines; installing or replacing sewer lines, toilets, sinks, basins, water tanks, and drains. Repairs or replaces faulty parts or fixtures; reseal or repack plumbing fixtures.
- Performs painting assignments from rough to finish coat, uses paint brush, roller, and spray equipment, applies stains, varnishes, lacquers, and enamels to a variety of surfaces, prepares surfaces for painting using scappers, sand paper or pressure washers, fills in cracks and holes using wood putties or other filler materials.
- Performs welding or other fabrication assignments on equipment, facilities, or structure.
- Performs masonry work such as preparing and pouring cement or concrete, installs or rebuilds foundations, sidewalks, or retainer walls.
- Uses and operates all shop equipment and hand/power tools.
- Plans, organizes, and prioritizes various maintenance, repair, and construction projects.
- Ensures project assignments conform to standards and code requirements.
- Determines materials, supplies, cost estimates for projects, and orders supplies and materials.

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- Provides direction, assistance, and training to other maintenance staff assigned to specific projects.
- Performs routine inspection on low-pressure boiler and logs in results.

OTHER JOB FUNCTIONS

- Performs other related job functions as required.

KNOWLEDGE, SKILLS, AND ABILITIES

- Knowledge of the standards, methods, materials, tools, codes, and equipment used in one or more of the construction trades.
- Knowledge of occupational standards, hazardous precautions associated with various trades and construction safety standards.
- Skilled in the use of shop equipment and hand/power tools.
- Ability to perform highly skilled trades maintenance, repair, construction work and perform routine inspection on low-pressure boiler and log in results.
- Ability to plan projects, estimate costs and materials necessary to complete assignments, plan and lay out projects, prioritize work, ensure compliance with codes and standards, and oversee assignments through project completion.
- Ability to provide direction, assistance, training, and monitor work of other maintenance staff assigned to specific projects.
- Ability to follow oral and written instructions.
- Ability to work independently with minimal supervision.
- Ability to physically perform the essential job functions.
- Ability to meet the travel requirements of the position.

RECRUITING REQUIREMENTS

Three or more years of journey-level work experience in one or more of the building, mechanical, electrical, carpentry, plumbing, construction, or related trade areas and provide adequate documentation of such. Additional training or experience may substitute for the recruitment requirements. Employees may be subject to 24 hour on-call availability. Possession of, or the ability to obtain, a valid Washington State Driver's license. Satisfactory physical condition is required as indicated by a County-approved physical examination.

SPECIAL NOTE:

Certain positions in this class may be required to possess or have the ability to obtain licenses required by state, local, or federal code or regulations including but not limited to ELO1 electricians license, Class III boiler operators license and state asbestos worker or supervisor certification.