



Facilities Plumber Job Description

<u>Classification Title:</u>	Facilities Plumber	<u>Effective Date:</u>	January 2024
<u>Department:</u>	Facilities	<u>Status:</u>	Non-Exempt
<u>Accountable to:</u>	Facilities Management Crew Supervisor	<u>Pay Plan:</u>	Non-Exempt

JOB PURPOSE AND SUMMARY

This class is a journey level classification performing skilled plumbing work in the installation, design, alteration, maintenance, and repair of plumbing systems within County owned/leased buildings, grounds and operated facilities; and to perform other duties as assigned.

CLASSIFICATION DISTINCTIONS

The Facilities Management Division is responsible for planning, directing and administering comprehensive programs for space planning, commercial leasing, construction, remodeling, maintenance, utilities, security environmental safety and general support services for County-owned and leased building and grounds.

The Facilities Plumber is a journey level classification responsible for routine and complex installation, maintenance and repair of plumbing projects for County owned/leased buildings, properties and related plumbing systems. Incumbent works with considerable independence in a variety of locations and conditions, including inclement weather, varying outside temperatures, elevated work areas, and confined spaces.

The Facilities Plumber is distinguished from other Facilities Maintenance classifications in that they have completed the equivalent of a structured apprenticeship program and to hold the appropriate trade license or card at date of hire and are expected to keep their license current (WA PL01).

KEY OR TYPICAL TASKS AND RESPONSIBILITIES: (Any one position may not include all the duties listed nor do the listed examples include all tasks which may be found in positions of this class.)

- Inspects, installs, maintains, trouble-shoot and repairs back flow assemblies, toilets, sinks, faucets, drains, water heaters, pipes, fittings, fixtures, fountains, and other plumbing systems within the County, installation of piping and fixtures in new construction and remodels.

- Cleans drains by using cable or high-pressure water jetting on main drains or secondary drains; performs pipe inspections with cameras; unclogs sewers, kitchen sinks, bathrooms sinks, toilets, etc. using snakes and/or plumbing tools/machines; removes and resets toilets and related piping.
- Inspects structures, locates and marks pipes, connections and passage holes for pipes in walls and floors; cuts openings in walls and floors to accommodate pipe and pipe fittings; assembles and installs valves and fittings; repairs fixtures by repacking, reseating or repairing valves, cutting and threading pipe, bending pipe, flaring and brazing copper tubing, and testing valves and other equipment; cleans basins and unplugs pipes.
- Inspects and repairs plumbing associated with heating/cooling systems; maintains and repairs piping, tanks, and pressure vessels for fuels, water, air, gas, and draining systems; constructs pipe joints.
- Inspects and repairs plumbing associated with fire sprinkler systems; maintains and repairs piping; replaces sprinkler heads; respond and reset fire alarm system; coordinate with the fire alarm monitoring contractor, when placing the fire system into and out of test; performs regulatory preventative maintenance for fire sprinkler systems. Assist with Fire Marshall inspections.
- Purchases needed materials; obtains the required price quotations of direct purchases; picks up materials at Facilities Management warehouse or supplier; loads hauls, and unloads at the job site.
- Cleans, maintains, and repairs power and hand tools; uses plumbing tools and equipment such as manual and power pipe cutting and threading machines, sewer cleaners, propane torches, and hand tools including drill motors, saws, chain pipe (snap) cutters; pipe, basin, strap and torque wrenches, and other, depending on piping materials, in completing work.
- Maintains detailed records, inventory and equipment; determines materials needs; carries out all required safety procedures; accurately completes paperwork for permits, records, asset management, billing purposes, and time keeping.
- Works independently and may oversee the work of assigned staff or building maintenance workers; coordinates work with other trade areas such as electricians; may train/mentor assigned workers.
- Excavation, repair, replacement and install of underground utilities within the County properties.

- Performs other building and property maintenance duties as needed, including but not limited to assisting other trades, clean up and property flood damage, snow removal, etc.
- Project and daily duty clean up after themselves, day-to-day housekeeping.
- Must be able to work independently, or as a team, with minimal supervision and perform assigned tasks in a safe and efficient manner.

REQUIRED KNOWLEDGE AND SKILLS

Thorough knowledge of: Principles and practices of plumbing; applicable laws, codes, policies and procedures; materials, equipment, and tools used in plumbing work; County, State, and general business safety rules and regulations as it applies to plumbing maintenance, and construction; basic and complex plumbing repair work; terminology used in the plumbing trade; office practices and procedures, and general recordkeeping to maintain plumbing records; computer systems; general construction; proper personal protective equipment (PPE) such as masks, goggles, safety hat, etc.; safe work practices.

Skill to: Use materials, tools and equipment common to the plumbing trade; troubleshoot plumbing problems; work on tall ladders, in confined spaces and underneath buildings; operate heavy sewer machine equipment; prepare basic layouts and estimates for plumbing projects; perform basic mathematical calculations, and write simple reports; read, understand, and apply existing codes, rules, regulations, policies and procedures; read, understand and work from blueprints and layouts and maintain simple records; establish and maintain professional, effective, and cooperative relationship with others; provide assistance and/or confer with other County departments/staff as needed; communicate clearly and work effectively with supervisor, other employees and a variety of internal and/or external stakeholders; meets schedules and deadlines; operate and use all tools and equipment safely and efficiently; operate computers, and other basic office equipment.

QUALIFICATIONS

- A current General Journeyman Plumber License (PL01) issued by the State of Washington; and,
- Three (3) years paid journey level experience performing skilled plumbing work.
- A valid motor vehicle operator's license and have an acceptable driving record, as outlined in the County's Vehicle Usage policy.
- Ability to pass Sheriff's background clearance prior to employment as required for work performed in the Jail facility.

OTHER REQUIREMENTS

- Must successfully pass a criminal background check which may include national or state fingerprint records check.
- Must complete, pass and maintain required Criminal Justice Information System (CJIS) training.
- May be required to pass a pre-employment drug test.
- Must have the ability to respond to call-out emergencies when necessary and will be periodically assigned to standby.

WORKING CONDITIONS

- This work requires the regular exertion of up to 25 pounds of force, frequent exertion of up to 50 pounds of force and occasional exertion of over 100 pounds of force.
- Work regularly requires standing, walking, climbing or balancing, kneeling or crawling, reaching with hands and arms, pushing or pulling and repetitive motions; frequently requires speaking or hearing and using hands.
- Work has standard vision requirements; vocal communication is required for expressing ideas by means of the spoken word; and hearing is required to perceive information at normal spoken word levels.
- Work requires visual inspection involving small defects and/or small parts, use of measuring devices, assembly or fabrication of parts within arm's length, operating machinery, operating motor vehicles or equipment and observing general surroundings and activities.
- Work is generally in a loud noise location (e.g. heavy traffic, large equipment).
- Work regularly requires working near moving mechanical parts, working in high/precarious places, flood areas, exposure to outdoor weather conditions and exposure to vibration; frequently requires exposure to fumes or airborne particles and exposure to bloodborne pathogens (may be required to wear specialized personal protective equipment); occasionally requires exposure to toxic or caustic chemicals and exposure to the risk of electrical shock.