

POSITION DESCRIPTION

TITLE:	Maintenance II - Plumber	SUPERVISOR:	Director of Buildings and Grounds
DEPARTMENT:	Buildings and Grounds	CLASSIFICATION:	Buildings and Grounds Bargaining Unit

I. Accountability Objectives:

The Maintenance II employee is responsible, under the supervision of the Director of Buildings and Grounds, for maintaining, inspecting and repairing facility plumbing, heating, air conditioning, irrigation, systems and components as directed. Works designated hours; receives maintenance and job assignment from Director of Buildings and Grounds.

II. Position Characteristics:

Salary: On Schedule
Length of Contract: 12 Months
Work Day: 8 hour shift as assigned

III. Position Relationships:

Reports to: Director of Buildings and Grounds
Coordinates with: Building Services Managers, other maintenance personnel

IV. Position Qualifications:

A. Required Qualifications:

1. High School diploma or GED equivalent
2. Current Wisconsin Journeyman (master's preferred) Plumbers License
3. Cross Connection Device Certification
4. Ability to physically perform work related to job description
5. Ability to read and interpret blueprints/schematics
6. Must possess current Wisconsin Drivers License

B. Desired Qualifications:

1. Asbestos Worker Certification
2. Welding Certification
3. Demonstrated Computer Skills
4. Able to work at heights, Man Lift certified

C. Special Requirements:

1. Visual acuity necessary to read parts books and equipment manuals
2. Ability to read requisitions, work orders, construction documents, blue prints, chemical use instructions and MSDS sheets
3. Analytical skills necessary to diagnose mechanical failures of plumbing and heating systems
4. Ability to use hand and power tools to dismantle, repair and assemble equipment
5. Ability to perform work in a timely manner, properly, accurately, and with sufficient knowledge
6. Ability to work safely with a wide variety of chemicals, solvents, and adhesives
7. Order materials; interact with contractors, document all work performed
8. Ability to interact constructively with public and staff at all levels
9. Ability to work independently without direct supervision

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V. Position Responsibilities:

- A. Service and repair building plumbing and heating equipment such as pipes, valves, pumps, water closets, and vacuum breakers.
- B. Service, repair, and clean facility sewer systems, i.e. drains, clean outs, traps, and garbage disposals.
- C. Service and repair pneumatic and gas lines.
- D. Repair and perform seasonal maintenance on irrigation systems.
- E. Test/document testing of cross connection devices.
- F. Service and repair departmental equipment including lab, kitchen and shop equipment.
- G. Install new equipment/systems.
- H. Perform preventative maintenance on water, sewer, and gas distribution systems and update as-built drawings.
- I. Account for and maintain all tools and testing devices.
- J. Prepare cost estimates as required and prepare records of labor and material costs.
- K. Instruct and assist Maintenance I personnel in minor repairs of equipment and plumbing systems.
- L. Plow snow.
- M. Perform other duties as the flexible nature of the position requires.

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New: 10/2003 (Replaces Plumber-Maintenance)
Revised: 03/2010
Location: R:\Position Descriptions\B&G\Maintenance II - Plumber.doc