

Maintenance Technician

Dept: Maintenance

FLSA Status: Non-Exempt

General Definition of Work

Performs intermediate skilled trades work in the maintenance, repair, modification and installation of buildings, facilities and equipment, and related work as apparent or assigned. Work is performed under the limited supervision of the Maintenance Foreman. Limited oversight is exercised over Maintenance Worker.

Qualification Requirements

To perform this job successfully, an individual must be able to perform each essential function satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable an individual with disabilities to perform the essential functions.

Essential Functions

- Performs rough carpentry; builds shelving and cabinets.
- Repairs wooden structures and equipment such as doors, door locks, windows, walls, floors, benches, chairs, counter tops, etc.; hangs doors; installs carpeting.
- Installs paneling, tile, ceilings and other items in buildings.
- Helps repair and maintain heating and air conditioning systems in buildings.
- Maintains and repairs boilers.
- Makes minor roofing repairs.
- Installs, repairs and maintains electrical equipment; installs new lighting, receptacle and power distribution systems; troubleshoots electrical system malfunctions and makes repairs; runs conduit.
- Installs new ballasts and light fixtures.
- Installs new plumbing systems; repairs and maintains plumbing installations such as water coolers, commodes, etc
- Purchases various tools for building maintenance staff.
- Assists with making deliveries and setting up polling equipment.
- Assists with snow removal and general cleaning of building and grounds.
- Abides by, enforces and participates in the implementation and ongoing oversight of Randolph County Government safety standards and regulations.

Knowledge, Skills and Abilities

General knowledge of the common practices, tools and terminology of the electrical, carpentry and plumbing trades; general knowledge of the use and characteristics of common building materials; general knowledge of the hazards and safety precautions associated with the work; thorough skill using standard tools and equipment; general skill operating standard computer equipment; ability to work from sketches, drawings, plans or specifications; ability to follow oral and written instructions; ability to make arithmetic computations using whole numbers, fractions and decimals; ability to compute rates, ratios and percentages; ability to estimate needed materials and time required for various jobs; ability to establish and maintain effective working relationships with associates and general public.

Education and Experience

High school diploma or GED and one to three years experience working in construction, in licensed field, or equivalent combination of education and experience.

Physical Requirements

This work requires the frequent exertion of up to 10 pounds of force and occasional exertion of over 100 pounds of force; work regularly requires standing and walking, frequently requires speaking or hearing, lifting and repetitive motions and occasionally requires sitting, using hands to finger, handle or feel,

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climbing or balancing, stooping, kneeling, crouching or crawling, reaching with hands and arms, tasting or smelling and pushing or pulling; work requires close vision, distance vision, ability to adjust focus, depth perception, color perception and peripheral vision; vocal communication is required for expressing or exchanging ideas by means of the spoken word and conveying detailed or important instructions to others accurately, loudly or quickly; hearing is required to perceive information at normal spoken word levels; work requires preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, using of measuring devices, assembly or fabrication of parts within arm's length, operating machines, operating motor vehicles or equipment and observing general surroundings and activities; work frequently requires exposure to the risk of electrical shock and occasionally requires wet, humid conditions (non-weather), working near moving mechanical parts, working in high, precarious places, exposure to fumes or airborne particles, exposure to toxic or caustic chemicals, exposure to outdoor weather conditions, exposure to extreme heat (non-weather), exposure to vibration, wearing a self contained breathing apparatus and exposure to bloodborne pathogens and may be required to wear specialized personal protective equipment; work is generally in a loud noise location (e.g. grounds maintenance, heavy traffic).

Special Requirements

- Certified forklift operator.
- Valid driver's license in the State of North Carolina within 60 days of employment.
- North Carolina Code Officials Qualification Board certification preferred. Certifications may be in four trades: building, mechanical, plumbing or electrical.

Competencies

Business Ethics: Treats people with respect; Keeps commitments; Inspires the trust of others; Works with integrity and ethically; Upholds organizational values

Communications: Expresses ideas and thoughts verbally; Expresses ideas and thoughts in written form; Exhibits good listening and comprehension; Keeps others adequately informed; Selects & uses appropriate communication methods

Customer Service: Displays courtesy and sensitivity; Manages difficult or emotional customer situations; Meets commitments; Responds promptly to customer needs; Solicits customer feedback to improve service

Dependability: Responds to requests for service and assistance; Follows instructions, responds to management direction; Takes responsibility for own actions; Commits to doing the best job possible; Keeps commitments; Meets attendance and punctuality guidelines

Job Knowledge: Competent in required job skills & knowledge; Exhibits ability to learn and apply new skills; Keeps abreast of current developments; Requires minimal supervision; Displays understanding of how job relates to others; Uses resources effectively

Quality: Demonstrates accuracy and thoroughness; Displays commitment to excellence; Looks for ways to improve and promote quality; Applies feedback to improve performance; Monitors own work to ensure quality

Relationship Building: Builds rapport up, down, and across the organization; Establishes collaborative relationships to achieve objectives; Seeks win-win solutions to conflict; Develops network of professional contacts; Displays empathy and tolerates diverse viewpoints

Initiative: Volunteers readily; Undertakes self-development activities; Seeks increased responsibilities; Takes independent actions and calculated risks; Looks for and takes advantage of opportunities; Asks for help when needed

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I have read and understand my job responsibilities as outlined in this job description and will abide by and follow these duties.

Employee Name (Printed)

Employee Signature

Manager Name (Printed)

Manager Signature

Date