

Building Maintenance Worker (Plumber/Steamfitter) Tompkins County

Department: Various Agencies Throughout Tompkins County
Classification: Non-competitive
Labor Grade: TC3 Grade of I
Approved: 0
Revised: 01/90; 5/91; 3/93; 5/97; 7/98; 5/13
By: HH, Commissioner of Personnel
BBP Risk Factor: 1

MINIMUM QUALIFICATIONS: EITHER:

Two years of plumbing or steam fitting experience involving the installation, maintenance or repair of industrial, commercial or other large-scale plumbing or steam heating systems; **AND EITHER**

- (a) Three additional years of experience in building construction or building maintenance which must have involved experience in two or more of the following trades: heating and ventilating, electrical, carpentry, painting or refrigeration; **OR**
- (b) Three additional years of full-time training in the trades which must have included training in two or more of the trades mentioned in (a) above; **OR**
- (c) Possession of certification as a journeyman plumber and one year of experience in building construction or building maintenance which must have included experience in two or more of the trades mentioned in (a) above; **OR**
- (d) Any combination of training and experience equal to or greater than that specified in (a), (b), or (c) above.

Tompkins County is Committed to Equity and Inclusion. We encourage those with similar values to apply.

NOTE: For candidates qualifying according to (c), the two years of large-scale plumbing and steam fitting experience need not be in addition to the apprenticeship required to gain the journey man certification if that apprenticeship included two years of large-scale plumbing and steam fitting experience.

DISTINGUISHING FEATURES OF THE CLASS:

This is skilled maintenance work involving responsibility for the efficient and economical operation and maintenance of county or school district buildings, grounds and equipment. The work primarily involves the performance of a variety of plumbing and steam fitting tasks but also requires skill in the heating and ventilating, electrical, carpentry, painting and refrigeration trades. The work is performed under general supervision with wide leeway being allowed in planning the details of the work. Depending upon the location of the position, direct supervision may be exercised over the work of maintenance workers, laborers and/or cleaners. The incumbent will perform all related duties as required.

TYPICAL WORK ACTIVITIES:

- Lays out the working details and performs the skilled work of altering, maintaining and repairing water and sewer systems, sinks, toilet equipment and all related accessories and fittings;
- Installs, maintains and repairs electric and steam heating equipment;
- Repairs and maintains all types of ventilation equipment;
- Adjusts controls and makes routine checks to insure proper performance of heating, ventilating and air-conditioning equipment under a preventive maintenance program;
- Replaces and services electrical controls, motor parts, thermostats, relays pumps, condensers, filter and related equipment;
- May install, maintain and repair a variety of electrical equipment, including motors, generators, switchboards, signal equipment, storage battery systems, lighting circuits and lighting fixtures as required;
- Installs, operates, repairs and maintains refrigeration and air conditioning equipment;
- The employee will performs a variety of other related skilled and unskilled maintenance tasks as required.

KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:

- Good knowledge of modern large-scale buildings and grounds operations and maintenance;
- Good knowledge of the practices, tools and terminology of the plumbing and steam fitting trades;
- Good knowledge of local plumbing laws and regulations;
- Good knowledge of the practices, tools and terminology of the heating and ventilating, electrical, carpentry, painting and refrigeration trades;
- Skill in performing maintenance tasks in the aforementioned trades;
- Ability to read and interpret blueprints;
- Ability to understand and follow written instructions;
- Ability to work from plans, specifications and rough sketches;
- Ability to perform work requiring physical effort such as bending, climbing, reaching, lifting, prolonged crouching or crawling in cramped spaces;
- Willingness to be exposed to disagreeable conditions such as dirt, grease, grime and offensive sights or odors;
- Resourcefulness, good judgment and dependability are required characteristics;
- The employee's physical condition shall be commensurate with the demands of the position.

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