

## **MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT**

**SALARY SCHEDULE: B**

**SALARY RANGE: 71**

### **CLASS TITLE: PREVENTIVE MAINTENANCE PLUMBER**

#### **BASIC FUNCTION:**

Under the direction of the Director- Maintenance, plan and organize a preventive maintenance projects for the College's plumbing systems; perform skilled plumbing work in the alteration, installation, maintenance and repair of plumbing fixtures and systems to maintain plumbing lines in safe and sanitary working condition; assure compliance with building codes applicable to the plumbing trade.

#### **REPRESENTATIVE DUTIES:**

##### **ESSENTIAL DUTIES:**

Plan and organize a preventive maintenance projects for the College's plumbing systems; develop and maintain a preventive maintenance program for the College's plumbing system, including establishing and implementing inventory, tracking, and repair plans.

Perform skilled plumbing work in the alteration, installation, maintenance and repair of plumbing fixtures and systems to maintain plumbing lines in safe and sanitary working condition; assure compliance with building codes applicable to the plumbing trade.

Estimate labor, material and equipment needed for assigned projects; monitor inventory levels of materials and equipment; order, receive and maintain inventory of materials and equipment as needed.

Install, maintain, and repair piping, valves, and traps for sewage, steam, gas, water, air, and various chemicals, and responding to emergency situations for the safety and health of College.

Install, maintain and repair valves, control devices, pumps, toilets, heaters, boilers, pipes, clocks, relays, faucets and various other fixtures, parts and equipment; rebuild and replace valves and faucets as needed; replace leaking and defective parts in plumbing fixtures and systems.

Install, test, and maintain various types of plumbing equipment, including drains, water heaters, garbage disposals, valves, regulators, gas fuel-burning appliances, water and gas lines, sewers, flush valves, fixtures, swimming pool pumps and filters, fire sprinkler equipment, and hydrants.

Clean out drains and remove obstructions from water and sewer systems, dishwashers, disposals, pumps, toilets, urinals and drinking fountains; inspect and repair leaks and general system failures; repair or replace damaged pipes, tubing and sewer lines; install, test and maintain backflow devices.

Plan, organize and lay out assigned tasks; interpret diagrams, blue prints, sketches and specifications; work from verbal and written instructions and work orders to install and test plumbing systems or equipment.

**3/31/06**

**Approved by CSEA 651**

Operate a variety of specialized equipment including various hand and power tools; drive a vehicle to conduct work.

Communicate with personnel and various outside agencies to exchange information and resolve issues or concerns.

Maintain various records related to work orders and assigned activities.

Maintain work areas in a safe, clean and orderly condition.

**OTHER DUTIES:**

Assist other tradesmen by performing unskilled, semi-skilled, and skilled duties in other maintenance trades areas, as required.

Perform related duties as assigned.

**KNOWLEDGE AND ABILITIES:**

**KNOWLEDGE OF:**

Methods, procedures, equipment and materials used in the plumbing trade.

Uniform Building Codes related to the plumbing trade.

Methods for keeping records related to preventive maintenance on plumbing fixtures and equipment.

Operation and maintenance of tools and equipment used in the plumbing trade.

Proper methods of storing equipment, materials and supplies.

Techniques used in routing and testing plumbing lines.

Technical aspects of the plumbing trade.

Appropriate safety precautions and procedures.

Oral and written communication skills.

Proper lifting techniques.

**ABILITY TO:**

Perform skilled plumbing work in the installation, maintenance and repair of plumbing fixtures and systems.

Maintain plumbing lines in safe and sanitary working condition.

Plan and lay out plumbing work.

Replace defective parts and components as necessary.

Read and work from diagrams, blue prints, sketches and specifications.

Operate and maintain tools, equipment and machinery used in the plumbing trade.

Observe health and safety regulations and procedures.

Communicate effectively both orally and in writing.

Work cooperatively with others.

Meet schedules and time lines.

Understand and follow oral and written instructions.

Work independently.

Maintain various records related to work performed.

**EDUCATION AND EXPERIENCE:**

Any combination equivalent to: graduation from high school supplemented by completion of an approved apprenticeship program in the plumbing trade and two years journey-level experience in the installation, maintenance and repair of plumbing fixtures and systems.

**LICENSES AND OTHER REQUIREMENTS:**

Valid California driver's license.

**WORKING CONDITIONS:**

**ENVIRONMENT:**

Indoor and outdoor work environment.

Regular exposure to fumes, dust and odors.

Driving a vehicle to conduct work.

**PHYSICAL DEMANDS:**

Dexterity of hands and fingers to operate specialized equipment and tools.

Hearing and speaking to exchange information.

Seeing to read and perform plumbing functions.

Lifting, carrying, pushing or pulling heavy objects weighing 50 lbs or more as assigned by the position.

Reaching overhead, above the shoulders and horizontally.

Bending at the waist, kneeling or crouching.

Standing for extended periods of time.

**HAZARDS:**

Working around and with machinery having moving parts.

Working in a cramped or restrictive work chamber.