

MAINTENANCE TECHNICIAN

DEFINITION OF WORK

Under general direction, employees in this class perform skilled entry to journey-level work in at least one or more of the allied building trades to maintain electrical, mechanical, and plumbing systems in County facilities to include the County's events center complex. Employees may direct and supervise other Maintenance Technicians, Maintenance Workers, and contract workers depending on projects and events. In the supervisory role, employees are expected to additionally perform journey-level skilled maintenance work and maintain supply, material, and equipment inventories. Non-supervisory employees participate in a variety of skilled maintenance tasks to operate and maintain machinery and equipment used for grounds landscaping, building and repairing structures, carpentry, and maintenance of electrical, mechanical, plumbing, audio-visual, and communications systems. Reports to a Facilities Maintenance Supervisor, Facilities Maintenance Manager, or at the events center complex, a Production Manager and/or Operations Manager depending on duties assigned.

EXAMPLES OF WORK

Perform skilled entry to journey-level mechanical system work; install and maintain heat, ventilation and air conditioning systems in County buildings and facilities; check thermostats, change belts, bearings, motors, filters, compressors, etc.; clean coils; monitor air humidity and ventilation. At County events center complex, prepare and maintain ice floor; may lead the work of up to twenty-five contract labor employees depending on the event. Direct and oversee activities of assigned work crews, ensuring adherence to policies, procedures, and standards; assist and advise subordinates, as necessary, resolving problems as non-routine situations arise. Perform general to skilled carpentry and renovation work in the construction, repair or alteration of floors, roofs, stairways, partitions, doors, windows and screens; build, erect, repair and/or install fences, partitions, cabinets, tables, shelves, bookcases, etc.; participate in demolition of structures, and debris cleanup. Perform general to skilled plumbing work; maintain plumbing systems, including installing water and sanitary fixtures and equipment; change faucet washers, stems, seals, etc.; flush and clear clogged lines, using rotor machines or hand tools; repair toilets by changing tank bulbs, overflow tubes, guide wires, etc.; repair water coolers. Erect and configure light and sound systems in conference with event promoters; direct activities of stage hands. Erect and configure staging, tables, chairs, pipe and drape and other equipment required for event set-ups. Assist in the set-up and tear down of a variety of shows and exhibits. Read and interpret schematic wiring and diagrams and factory maintenance manuals. Assist patrons and clients in variety of shows and exhibits. Perform routine landscaping as required based on seasonal needs. May participate in or makes recommendations for routine personnel matters affecting subordinates, including recruiting, interviewing, hiring, training, assigning, scheduling, granting leave, appraising and disciplining, etc., submitting such records and reports as required by County management. Employees perform related work as required.

EMPLOYMENT STANDARDS

Education and Experience:

Associate's degree with course work emphasis in building and/or maintenance trades and three years of experience in maintenance, building trades work, or convention services work; or an equivalent combination of education and experience.

Knowledge, Skills, and Abilities:

Considerable knowledge of the procedures, materials and equipment related to the plumbing, carpentry, electrical, HVAC, painting and grounds maintenance trades; considerable knowledge of approved electrical methods, practices, code requirements and safety standards; considerable knowledge of heat, ventilation and air conditioning system installation and maintenance; general knowledge of County purchasing policies and procedures; skill and ability to use and care for a variety of hand and power tools necessary to perform plumbing, masonry, electrical, HVAC, carpentry and grounds maintenance tasks; general knowledge of the principles of organization, administration and supervision; ability to exercise tact and courtesy in contact with the general public; ability to establish and maintain effective working relationships.

SPECIAL REQUIREMENTS

Background check with local law enforcement agency required. Some positions within classification may require a valid North Carolina driver's license. Condition of Employment: Each applicant who is tendered an offer for employment for any position with Cumberland County shall be tested for the use of drugs specified in the County policy. Refusal to submit to testing or a confirmed positive test shall be basis for withdrawal of the conditional employment offer.

ADA REQUIREMENTS

Employees are subject to hazards associated with working in inside and outside environments, in extreme hot and cold weather, with exposure to dirt, dust, loud noises, odors, pollen, machinery, toxic fumes, oils, gases, chemicals, or flammable liquids. Work subjects employees to compliance with OSHA safety standards, policies, and regulations.

PHYSICAL REQUIREMENTS

Must have ability to exert very moderate, though not constant physical effort typically involving some combination of climbing and balancing, stooping, kneeling, crouching, and crawling.

Must be able to lift, carry, push and/or pull objects and materials of moderate weight up to 50 pounds.

Must have ability to perform simple to complex movements requiring moderate coordination.

Must have visual perception and ability to discriminate colors.

Must be able to perceive and discriminate odors/sounds.

Must be able to perform manual labor for extended periods of time as required by work assignments.