

SNOHOMISH COUNTY JOB DESCRIPTION

FACILITIES TECHNICIAN II

Spec No. 8023

BASIC FUNCTION

To perform a variety of semi-skilled and skilled commercial building and grounds maintenance tasks including a variety of routine commercial building, electrical and plumbing repairs, routine commercial mechanical maintenance and service work.

STATEMENT OF ESSENTIAL JOB DUTIES

1. Performs a variety of minor building repairs such as repairing or replacing baseboard molding, ceiling and floor tile, doors, locks and windows, patching leaking roofs and similar work.
2. Performs a variety of rough carpentry work including remodeling and building a variety of structures and fixtures. Assists with finish carpentry and casework.
3. Hangs and/or repairs paneling, plasterboard, and other drywall materials; tapes, spackles, and sands drywall and prepares it for painting.
4. Paints a variety of interior and exterior building surfaces, fixtures and furniture; prepares surfaces for painting by sanding, scraping, washing, and filling as necessary; mixes paints, stains, varnishes, and other protective coatings as required; applies paint or other protective coatings to surface being finished using brushes, rollers, and/or spray painting equipment.
5. Performs a variety of minor commercial electrical repairs such as replacing or repairing broken fixtures, outlets, switches, and other electrical lighting related equipment.
6. Maintains, and repairs a variety of commercial plumbing fixtures including faucets, flushometers, sinks, toilets, urinals, and water and drain lines.
7. Basic inspection, maintenance, and servicing of commercial heating, ventilating and other mechanical equipment. Cleans and performs minor repairs on oil burners and boilers.
8. Operates a variety of construction and maintenance equipment; load trucks, move materials, help maintain grounds and other areas; performs routine maintenance on assigned equipment by checking fluid levels, lubricating and adjusting equipment as necessary.
9. Facilitates removal and disposal of garbage, recyclables, bio-hazard and other waste.
10. Performs a variety of routine janitorial tasks such as cleaning and setting up facilities for a variety of meetings and other events;
11. Ensures efficient use of power, safe disposal of hazardous material and recycling of reusable material.

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STATEMENT OF ESSENTIAL JOB DUTIES (Continued)

12. Enters data into computer for maintenance service requests including task status and inventory control information.
13. Performs routine preventive maintenance on a variety of mechanical plant equipment.
14. Changes filters and changes, aligns and tightens drive belts on HVAC equipment.
15. Other duties as assigned, including any or all duties of Facilities Technician I.

STATEMENT OF OTHER JOB DUTIES

16. Acts as a lead, coordinating the efforts of temporary help, work release inmates, peer and/or lower level maintenance personnel under the direct or indirect supervision of the maintenance supervisor or lead technician as required.

MINIMUM QUALIFICATIONS

Three (3) years of experience performing a variety of semi-skilled commercial building and grounds maintenance or building construction work; or any equivalent combination of training and/or experience that provides the required knowledge and abilities. Must pass job related tests.

SPECIAL REQUIREMENTS

A valid Washington State driver's license.

Valid First Aid and CPR cards within six (6) months of employment.

A job offer will be conditioned on satisfactory results of a criminal history background investigation, and post offer physical exam or inquiry.

A written and field test may be required.

KNOWLEDGE AND ABILITIES

Knowledge of:

- all phases of standard building and grounds maintenance work
- the tools, materials, methods, and techniques associated with routine carpentry, electrical, plumbing, and mechanical maintenance work
- the hazards associated with the work
- safety rules and regulations
- basic first aid methods and procedures

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KNOWLEDGE AND ABILITIES (Continued)

- Hazardous materials policies and procedures

Ability to:

- perform semi-skilled work in a number of building and construction trades areas
- diagnose and troubleshoot basic electrical, mechanical, and plumbing problems and perform needed repairs
- read, interpret, and work from a variety of blueprints, drawings, sketches, and work orders
- use a wide variety of hand and power tools skillfully and safely under a variety of work conditions
- learn how to operate and maintain maintenance equipment, as required by the position
- perform strenuous physical work
- read, understand, and follow safety rules and regulations
- understand and follow oral and written instructions
- establish and maintain effective work relationships with superiors and co-workers
- deal courteously and tactfully with the general public and staff from other departments
- communicate effectively with people of all ages and from a variety of cultural, economic and ethnic backgrounds

PHYSICAL EFFORT

The work involves a variety of manual labor tasks requiring some strenuous physical effort such as lifting objects weighing up to seventy-five (75) pounds and work overhead while on a ladder.

SUPERVISION

Employees report to the Supervisor of Facilities Maintenance. The work varies from routine building maintenance tasks such as mowing lawns or performing janitorial work, to skilled trade's tasks such as remodeling an office or installing kitchen equipment. Employees at this level are expected to be familiar with a number of different building and construction trade areas such as carpentry, electrical, and plumbing work, and frequently operate a variety of construction and maintenance equipment. The work is performed under general supervision and may be spot checked to ensure timely completion and compliance with work orders, plans, specifications and policies. Specific instructions are usually given for unusual or non-routine tasks.

WORKING CONDITIONS

The work is performed mostly indoors, but may require outdoor work in all types of weather at multiple sites including facilities that are open 24 hours, 7 days per week. The job may involve working at considerable heights; in confined spaces such as crawl spaces and plumbing

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WORKING CONDITIONS (Continued)

chases; from ladders, lifts and scaffolding; and in occupied secure detention facilities. Employees are exposed to a variety of hazards such as working near potentially dangerous prisoners, traffic, equipment and high-voltage power plus exposure to dust, fumes, grease, refuse, hazardous materials, bodily fluids and inclement weather.

Employees may be required to work evenings, weekends, and holidays, and be on call as necessary.

Snohomish County is an Equal Employment Opportunity (EEO) employer.
Accommodations for individuals with disabilities are provided upon request.

[EEO policy and ADA notice](#)

Class Established: November 1983 as Facilities Maintenance Worker II

Previous Spec No. 920916

Revised and Retitled: October 2007

Revised: September 1988, October 1992, March 1993, September 2000, February 2002,
December 2007, October 2010

EEO Category: 8 - Service Maintenance

Pay Grade: 234 - Classified Pay Plan

Workers Comp: 1501 Hazardous