

CITY OF SALINAS

SENIOR FACILITIES MAINTENANCE MECHANIC

BARGAINING UNIT/CLASS CODE:

SEIU / L04

DEFINITION

To perform skilled maintenance and repair work in electrical, plumbing, and mechanical maintenance of City buildings, facilities and equipment; to regularly inspect the condition of City buildings and facilities; and to respond to calls for maintenance service.

DISTINGUISHING CHARACTERISTICS

This is the advanced journey level class in the Building Maintenance Group. Positions in this class perform the full range of journey level work including the most difficult and complex building maintenance activities and repairs on City buildings, facilities and equipment. May lead a small crew and assume the responsibilities of the Facilities Maintenance Crew Supervisor during absences.

SUPERVISION RECEIVED AND EXERCISED

Receives general supervision from Facilities Maintenance Manager and/or Facilities Maintenance Mechanic Crew Supervisor. Exercises functional and technical supervision over subordinate personnel as required.

ESSENTIAL JOB FUNCTIONS OF THE POSITION Duties may include, but are not limited to the following:

Lead small work crews in the performance of a variety of building maintenance duties. Provide leadership, guidance and training to less experienced workers. Assist the Crew Supervisors with daily supervision of maintenance crews in completion of assigned work. Perform skilled electrical, plumbing, and mechanical maintenance on City buildings and facilities. Perform skilled work on street, airport runway, building and ballpark lighting systems. Perform U.S.A. markings. Perform electrical system wiring and installations. Operate light to heavy equipment such as forklift, aerial lift, backhoe, and front-end loaders. Replace lights, ballasts, and fixtures. Service generating units, switches, circuit breakers, and other electrical fixtures to include heating, ventilation and air conditioning, irrigation, plumbing, pneumatic and alarm systems, boilers and controls. Do repairs and preventive maintenance on heating and cooling systems. Repair plumbing for water supply. Repair and perform preventive maintenance on motors, pumps, heating and cooling systems, boilers and other equipment. Evaluate maintenance and repair needs, respond to emergencies. Maintain inventory, keep records and order supplies as assigned. Promote and maintain safety in the work place. Perform related duties as assigned.

PHYSICAL AND MENTAL CHARACTERISTICS

Physical mobility and stamina to stand and walk for long periods of time. Physical agility to push/pull, squat, twist, turn, bend, climb, stoop and reach overhead. Physical strength to shovel dirt and mud, lift up to 50 pounds and occasionally up to 75 pounds. Manual dexterity sufficient to use hand and power tools. Hearing and speaking ability sufficient to converse over the telephone, to detect and describe noises in machinery or to hear running water. Vision sufficient to read fine printed materials on labels, manuals, diagrams, to work with color-coded wires with no color deficiencies, and to drive. Detect odors. Mental acuity to collect and interpret data, evaluate, reason, define problems, establish facts, draw valid conclusions, make valid judgments and decisions.

WORK CONDITIONS

Perform manual labor generally in an indoor environment for periods up to but not limited to 8 hours per day. Work with potentially dangerous chemicals including chlorine, sewage waste, Freon and the gases used with welding equipment. Respond to emergency call-outs at all hours of the day or night.

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SENIOR FACILITIES MAINTENANCE MECHANIC (continued)**

QUALIFICATIONS

Knowledge of:

City policies, procedures and practices in building maintenance. Safe work practices and procedures. Operation and maintenance requirements of a variety of light and heavy power-driven equipment. Electrical and plumbing trades, adopted State and City codes, and the materials, tools, and equipment used in these trades. Methods, materials, tools, and equipment used in general building maintenance. Principles and techniques of carpentry. Mechanics of air conditioning systems, thermostats, boilers, and related equipment. Safe use and maintenance of a variety of power and hand tools.

Ability to:

Perform skilled electrical and plumbing work. Organize and oversee the work of a small crew. Provide training and guidance to less experienced personnel. Perform mechanical maintenance and repair on motors and pumps. Maintain and repair heating and cooling systems. Evaluate electrical, plumbing, and mechanical repair work; take appropriate action. Maintain accurate logs, records, reports and charts. Understand and carry out oral and written directions. Read and interpret gauges and other recording devices. Establish and maintain cooperative working relationships with others. Work without close supervision; exercise sound independent judgment.

Skills to:

Perform complex electrical, mechanical, and plumbing repair work. Use a variety of power and hand tools. Operate a variety of heavy and light power-driven equipment and vehicles.

License or Certificate:

Possession of a valid California Driver's License. Possession of Backflow Prevention Unit Tester Certification may be required within six-month probationary period depending on assignment.

Education and Experience:

An example of the education and experience which most likely demonstrates the skills, knowledge and abilities, required to perform the duties would be any combination equivalent to completion of high school/GED supplemented with course work in the electrical, plumbing and mechanical trades plus three years maintenance on buildings/facilities.

Reviewed _____
Department Director

Approved _____
Human Resources Officer

Approval Date _____

ORIG: 2-84, REV: 2-98, REV: 9-00, REV: 10-05