

## PLUMBER CLASS 2

**Status:** Union Unit A

**Function:** The incumbent in this position performs skilled plumbing tasks involving the installation, modification, maintenance, and repair of heating, water supply, fire alarm, sprinkler systems, and disposal systems of buildings, apartments, and general facilities. The incumbent must demonstrate the ability to perform most major plumbing assignments.

**Supervision Received:** The Plumber reports directly to the Directors of Maintenance and the Director of Facilities Management on plumbing-related issues and initiatives affecting any and all properties. The Plumber may supervise more junior staff and may be required to train other staff on simple plumbing repairs.

### **Essential Job Duties:**

- Installs plumbing systems in accordance with Federal, State and Local plumbing codes to maintain safety and satisfactory working conditions of the plumbing systems.
- Installs water supply systems, drainage systems and heating and hot water systems by interpreting blueprints, building specifications, sewage maps, etc. to insure safe and proper installation.
- Repairs plumbing fixtures such as faucets, toilets, sinks, drain lines, garbage disposals, etc., by replacing valves, seals, gaskets, repacking fittings, replacing floats and fixtures, clearing stoppages, etc.
- Performs the measuring, cutting, threading, bending, and hanging of pipe by using tools such as hammers, pliers, pipe wrenches, pipe cutters, tubing cutters, hack saws, bending springs, torches, pipe threaders, power drills, pipe reamers, pro press copper fittings and mega press gas, etc.
- Interprets work assignments, plans the work or tasks to be completed, selects the proper tools and equipment, and estimates the material needed to complete the assigned task.
- Maintains the inventory and performs quality control of all plumbing materials, equipment, tools, etc.
- Drivers personal or Fall River Housing Authority vehicle in order to safely and securely transport materials, equipment, and tools from one location to another as required.
- Reviews and completes work orders in a timely manner.
- Required to carry and answer cell phone during normal work hours and after hours for emergency calls.
- Performs other related duties of the class, as required, such as minor carpentry and masonry associated with completing the work order.
- Apply for and take out proper Plumbing and Gas permits if necessary.

### **Secondary Job Duties:**

- Must respond to all emergency situations involving major plumbing emergencies endangering any of the FRHA's residents, residential or administrative properties.
- Provides hands-on training to junior employees and performs and assists with specialized plumbing-related work as required from time to time.

### **Performance Criteria:**

This position will be evaluated on the ability to maintain the plumbing-related systems of all FRHA facilities in good working order. Factors such as the type of and number of work orders completed will also be taken into consideration. The establishment of effective, efficient, and harmonious working relationships with Property Managers, Maintenance Supervisors, and the Field Operations Department as well as with residents will also be factors of the performance evaluation.

### **Qualifications and Skills:**

- Regular and punctual work attendance.
- Requires possession of a valid Massachusetts Plumber's license.
- The incumbent must demonstrate the ability to perform most major plumbing assignments.
- Requires possession of a valid Massachusetts Drivers license and own transportation.
- Considerable knowledge of and ability to train others in the proper use of the equipment and tools commonly used in plumbing.
- Considerable knowledge of building codes, generally applicable to plumbing and housing.
- Considerable knowledge of practices and methods used in plumbing.
- Knowledge of proper safety precautions to be followed in repair and maintenance work.
- Ability to read and understand blueprints, technical specifications, and engineering drawings.
- Ability to lift heavy objects.
- Knowledge of occupational safety precautions, including avoidance of hazards.
- Skilled in the use of equipment and tools commonly used in plumbing.
- Ability and willingness to work with the Fall River Housing Authority work order system.
- Good physical health and manual dexterity is called for in the performance of work.
- Must be able to work and communicate in a harmonious manner with diverse workforce and resident population.

### **Physical Demands:**

SEDENTARY (requires lifting 10 lbs., carrying small objects) \_\_\_\_\_  
 LIGHT (requires lifting 20 lbs., with frequent carrying of up to 20 lbs.) \_\_\_\_\_  
 MEDIUM (requires lifting 50 lbs., with frequent carrying of up to 25 lbs.)   X    
 HEAVY (requires lifting 100 lbs., with frequent carrying of up to 50 lbs.) \_\_\_\_\_  
 VERY HEAVY (requires lifting over 100 lbs., such as moving furniture) \_\_\_\_\_

CODES: C = Continuously, F = Frequently, O = Occasionally, and R = Rarely

A. Standing	<u>  F  </u>	H. Reaching	<u>  F  </u>	O. Crawling	<u>  F  </u>
B. Sitting	<u>  O  </u>	I. Handling	<u>  F  </u>	P. Bending	<u>  F  </u>
C. Walking	<u>  F  </u>	J. Fine Dexterity	<u>  F  </u>	Q. Twisting	<u>  F  </u>
D. Lifting	<u>  F  </u>	K. Kneeling	<u>  F  </u>	R. Climbing	<u>  F  </u>
E. Carrying	<u>  F  </u>	L. Crouching	<u>  F  </u>	S. Balancing	<u>  F  </u>
F. Pushing/Pulling	<u>  F  </u>	M. Foot Controls	<u>  F  </u>	T. Vision	<u>  C  </u>
G. Hearing	<u>  C  </u>	N. Talking	<u>  F  </u>	U. Other	_____

**Experience and Education:**

High School Diploma or equivalent.

Must possess a valid Massachusetts Plumber’s license and have at least 10 years of significant and demonstrable plumbing experience in a residential buildings and facilities environment.

Possession of a minimum OSHA-10 safety training card.