



JOB TASK ANALYSIS

COMPANY: Washington County Facilities & Parks Services

JOB TITLE: Facilities Maintenance Technician

Purpose of the Job:

- To perform work within a variety of building trades in the repair, adjustment, and maintenance of building systems and equipment; to repair plumbing, and heating and cooling equipment; to perform scheduled equipment maintenance; to make wood and metal repairs.

Essential physical demands of the job:

- Frequent standing, walking, and ability to be mobile
- Climbing stairs and ladders
- Getting into low positions including squatting, crouching, kneeling, crawling and lying down
- Lifting and carrying of tools and equipment
- Pushing and pulling of cart and equipment
- Repetitive grasping and finger manipulation during tool use and material handling
- Frequent use of power tools and operating equipment

Equipment, machines, tools, vehicles:

- General hand tools
- Ladders
- Power tools (e.g. drills, hammer drills, saws, grinders)
- Scissor jacks, boom lifts
- Welding equipment
- County vans

PHYSICAL DEMANDS

R = Less than 1 hour or 1-5% of the day

O = Occasionally 1-2.5 hours or 10-33% per day

F = Frequently 2.5 – 5.5 hours or 34-66% per day

C = Continuously 5.5-8 hours or 67-100% per day

POSTURES

POSTURES	Frequency	Position change optional?	Comments
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Sitting	Occasional	Yes, at will	Data entry. Meetings. Computer work.
Standing-Stationary	Frequent	Yes, at will	Installing HVAC equipment, repairing electrical systems, general facility repairs.
Walking / Moving about	Frequent	Yes, at will	Moving between work sites within municipal facilities.
Driving	Frequent	Yes, within confines of vehicle	Driving between project sites.

LIFTING

Weight:	N	R	O	F	C	Object description:	Lowest point of lift:	Highest point of lift:
1-10lbs				X		Miscellaneous part, tools and equipment.	Ground	Overhead
11-20lbs			X			5-12lbs 12 V back up batteries	Ground	5 feet
			X			15-20lbs Motors	"	5 feet
21-60lbs			X			25-35lbs Motors	Ground	3 feet
			X			30lbs Blowers/fans	"	"
			X			60lbs Buckets of paint, sheet metal	"	"
61-100lbs			X			72lbs Bullet proof glass (3'x4')	Ground	3 feet
			X			73lbs UPS (uninterrupted power supply) backup systems	"	"
			X			75-80lbs Fan motors	"	"
>95lbs			X			80lbs Industrial hand truck	Ground	3 feet
			X			82lbs Pump	"	"
			X			*187lbs air compressor pump	"	"
			X			*110-150lbs Lift/tip tool cart in tight spaces	36" (handle height)	38"

*Workers encouraged to get assistance when lifting items weight over 80lbs.

CARRYING

Weight:	N	R	O	F	C	Object description:	Distance of carry:	Any mechanical assistance?
1-30lbs			X			30lbs Tool bag	200 feet	Shoulder strap
31-60lbs			X			60lbs 5-Gallon bucket of paint	100 feet	Carts
			X			75-80lbs Motors	50 feet	

PUSH /PULL

Weight:	N	R	O	F	C	Object description:	Distance of push/pull:	Any mechanical assistance?
1-50lbs			X			10- 50lbs Pushing/pulling tool cart.	200 feet	
			X			Heavy or bulky items on hand truck or pallet jack.		
>50lbs		X				60lbs to initiate rolling barbeque - (20lbs force once initiated).	3 feet	

PHYSICAL ACTIVITIES

Position:	N	R	O	F	C	Comments:
Squatting / Crouching				X		Servicing equipment. Working in low positions during plumbing

						and HVAC repair/maintenance.
Crawling			X			Accessing awkward position in mechanical rooms.
Kneeling				X		Working in low positions during plumbing repairs, HVAC and electrical maintenance.
Digging			X			Plumbing repairs.
Stooping / Bending				X		Plumbing repairs, installation of HVAC systems.
Twisting				X		Working in awkward positions.
Balancing				X		Working on pitched roofs, ladders or step stools.
Reaching forward				X		General tool usage.
Reaching overhead				X		Installing ballasts, light bulb changing, and electrical work.
Stair climbing				X		Working in stair wells. Accessing levels via stairs.
Ladder climbing				X		Accessing roof, changing light bulbs, light fixture repair.
Grasping					X	Tool usage or during material handling.
Pinching				X		Manipulating bolts or wire nuts.
Lying down		X				Plumbing or electrical work in low and awkward positions.
Finger manipulation					X	General tool usage during mechanical repairs.
Foot manipulation			X			Driving, operating forklifts

ENVIRONMENTAL EXPOSURES

	N	R	O	F	C	Comments
Confined spaces			X			When testing back flows.
Loud noise				X		Working in boiler rooms or near fans.
Slippery surfaces			X			Working in wet weather.
Vibration			X			Using hand power tools.
Excessive moisture			X			Working in wet weather.
Dust			X			Working with cutting tools (wood and metal).
Uneven surfaces			X			Uneven ground and pitched roofs.
Poor visibility / Low lighting			X			Working early or late in the day. Working in stair wells and dark spaces.
Working at heights			X			Working on ladders up to 16 feet high (without harness) and up to 32 feet high (with a harness).
Fumes			X			Paints, cleaners, exhaust.
Chemicals		X				Drain cleaners.
Heat / Fire			X			Boiler room, attics and when using welding torches.