



Horizon House

JOB OPENING-POSTED 1-15-2019
To apply, please log on to the website at www.horizonhouse.org and click on the “Careers” tab for instructions. For current employees, please log in to your PayNW account and click on to “Our Company” and choose “Search for Jobs” to apply.
Rate of Pay: union scale, based on experience

Title: Engineer II
Supervisor: Chief Engineer
Dept: Facilities
Effective Date: 5/15/05; Revised 1/31/2018; Revised 1/15/2019
Status: Full Time
Grade 16: Non-exempt/Union

Summary:

Under the direction of the Chief Engineer, Engineer 1, and/or assigned Lead, the Engineer 2 is responsible for the proper utilization of materials and equipment to perform routine maintenance, preventive maintenance, basic renovation work and other such work as assigned. Duties are performed throughout the campus at Horizon House under all types of weather conditions. This position may work independently, but usually requires intermediate supervision. This position may be assigned to Renovations or Maintenance or a combination of both areas.

Essential Job Duties:

- Performs routine preventive maintenance, troubleshooting, and repairs on building systems, equipment, and appliances
 - HVAC including pumps, motors, condenser/evaporator units, split systems, hydronic, etc.
 - Plumbing system/fixtures including soldering, brazing.
 - Electrical including ballasts, fixtures, outlets, lighting, and low volt systems
 - Kitchen equipment and appliances including ice machine, refrigerators, coolers, exhaust fans, and gas-fired cooking
 - Healthcare equipment including, but not limited to, therapy tubs, wheelchairs, hospital beds, and various life support equipment.
 - Laundry room equipment and appliances washers, dryers and ironer in laundry rooms as directed.
- Reads plans and blueprints; assists in determining scope of work and materials needed.
- Responds immediately to all life safety system alarms and failures (including smoke alarms and emergency pull cords).
- Performs resident / staff service requests as directed.
- Maintains records on work performed. Write reports as required.

Secondary Job Duties:

- Observes safety rules and regulations.
- Informs the Renovations/Maintenance Technician Leads of materials needed and/or required to carry on shop or maintenance work.
- Assists in the repair, replacement or adjustment of doors, door hardware, and provide basic locksmith services.
- Assists in the repair and installation of cabinetry, shelving, furniture, etc.
- Assists in the replacement, installation, routine repair, patching of sheetrock walls and ceilings, minor plaster repair, including preparation, painting and texture.
- Provides demolition of interior partitions and other interior finish renovations elements, etc.
- Drives company vehicle(s) as requested with appropriate license.
- Attends in-service training and education sessions as assigned.
- Demonstrates regular, predictable, and dependable attendance.
- Other duties as assigned.

Job Requirements:

- Basic computer skills.
- Read, write and speak English.
- Be able to follow written and oral instructions in English.
- Be able to communicate clearly and concisely to both staff and residents.
- Perform basic arithmetic.
- Possesses ability to troubleshoot routine building maintenance problems.
- Represent Horizon House by showing a positive, courteous attitude to visitors, residents, vendors, and staff at all times.
- Know and carry out policies and procedures dealing with emergencies and all other situations.
- Must have the ability to work in close cooperation with residents, subordinates, peers, and management.
- Deal with multiple priorities/demands.
- Able to work independently using good judgement and common sense.

Confidentiality Requirements:

Employee accesses, uses and/or discloses Protected Health Information, as defined by HIPAA, only to the extent minimally necessary to accomplish essential job functions. Employee practices appropriate safeguards to prevent unauthorized access, use and/or disclosure of PHR (paper, electronic and oral) within his/her work area.

Experience/Knowledge/Education/Specialized Training Required:

- High school graduation or GED.
- Three years experience preferred in the renovations, construction or building maintenance services field.
- Licensures or accreditation of local, state or federal authority in any one of Electrical, Refrigeration, Plumbing, Locksmithing, Asbestos Abatement or Handling or CFC certification highly desirable.
- Demonstrates knowledge of carpentry, plumbing, electricity, cabinetry, carpet and vinyl repair
- Demonstrates knowledge of basic mechanical and electrical building system repair and maintenance.
- Demonstrates knowledge of power and non-powered tools used in making repairs.
- Must possess a valid State of Washington Drivers License.

Material/Equipment Directly Used:

Various building materials and the tools for applying or installing them. Two-way radio, carts, elevators, telephone, fire panel.

Physical and Environmental Requirements:

- Overall, physical demands on this job are classified as Medium-Heavy.
- Predominately performed in a standing and walking position, on a variety of work surfaces for up to eight hours out of any eight-hour day.
- Lifting is ordinarily up to the 25-pound range occasionally, with intermittent lifting up to 50 pounds. May also be lifting in excess of 50 pounds.
- Bending, twisting, kneeling and squatting, depending on specific work assignment.
- Frequent handling, grasping and reaching.
- Work environment is Horizon House's commons areas, apartments, Health Center, and maintenance shop with possible hazardous work environment due to equipment failure, electric shock, and heavy lifting.
- May be exposed to weather elements of heat and cold for brief periods of time.
- May be exposed to paint, paint thinner, wall paper paste, carpet glues or other similar construction chemicals
- Will wear protective clothing, gloves when handling hazardous materials.
- May be exposed to unpleasant odors and sights.
- Must be willing to be on call during off duty hours and respond to emergencies when assistance is needed.
- Must be willing to work overtime without prior notice, should the situation demand.
- May be exposed to cleaning solutions, dust, vapors, and some blood borne pathogens.