

POSITION TITLE: Electrician

DEPARTMENT: Maintenance - Trades

STATUS: Non-Exempt

POSITION SUMMARY:

Performs electrical maintenance tasks for WHA properties and developments. Position may require occasional overtime.

ESSENTIAL FUNCTIONS:

1. Performs the installation of electric wiring systems to a wide variety of high and low voltage devices, appliances, motors, and equipment using a variety of hand and powered tools, test instruments, and equipment in accordance with appropriate electrical safety codes;
2. Performs troubleshooting and repairs to high and low voltage equipment or devices, appliances, motors, and transformers on building electronic and electric systems and equipment such as HVAC, space and water heating, emergency power, communications, fire alarms, and intercoms;
3. Refers to circuit diagrams, blueprints, schematics and specifications in identifying problems and repairing systems and equipment;
4. Makes recommendations for replacement or renovation of systems and equipment for use in budget planning, plans reviewing and operations improvement;
5. Maintains essential replacement parts and recommends the inventory level for essential replacement parts;
6. Provides technical support and assistance that may be required in the training of other employees in their non-licensed electrical related responsibilities;
7. Performs other emergency work in case of storm, fire, flood, and other emergency situations if determined by management to be in the interest of public safety.

OTHER RESPONSIBILITIES:

1. May be required to work on ladders, in crawl spaces, or in a bucket truck;
2. Performs similar, job-related duties as assigned.

EDUCATION, EXPERIENCE AND SKILLS REQUIRED:

1. High school diploma;
2. Journeyman electrician's license required, Master license preferred;
3. Valid, insurable driver's license;
4. Minimum of five (5) years continuous, full-time experience working as an electrician;
5. Familiarity with residential and commercial electric and electronic building systems and codes;
6. Ability to read and interpret electrical plans and specifications;
7. Ability to analyze electrical problems and troubleshoot for needed repairs;
8. Good interpersonal communication skills; ability to work well with other skilled and unskilled employees, residents, contractors, and vendors;

9. Ability to plan, layout, and perform assignments with minimal supervision;
10. Ability to be relied upon to be available for work.

ENVIRONMENTAL AND PHYSICAL REQUIREMENTS TO PERFORM ESSENTIAL FUNCTIONS

These positions require working indoors and outdoors in all weather conditions and are subject to heavy and strenuous work. May encounter undesirable pests.

Environmental Parameters:

1. Ability to work in a public housing environment [within occupied and unoccupied units, common spaces, boiler rooms, elevators, other closed areas, roofs, outside areas of properties] in all weather conditions [hot, cold, humid, dry and wet].
2. Ability to work in an environment with conditions such as sleet, snow, dust and dirt, as well as cramped quarters and high places.
3. Ability to work in environment with conditions which may include: fumes, odors, gases, chemicals, dust, grass, weeds and pollen as well as decibels in the range of 30-65

Physical Requirements:

1. **Constant** [over 70% of the time]
 - a. Repetitive arm/hand movement
 - b. Eyesight and hearing
 - c. Bending and twisting at waist
 - d. Reaching above shoulder
 - e. Lifting and carrying 25 pounds
 - f. Driving
2. **Frequent** [30-70% of the time]
 - a. Lifting 50 pounds
 - b. Climbing ladders
 - c. Kneeling and squatting
 - d. Standing and walking
3. **Occasionally** [10-30% of the time]
 - a. Sitting
 - b. Lifting up to 75 pounds
 - c. Pushing and pulling
 - d. Crawling
 - e. Climbing stair