

Policy:

Ensure that plumbing shop personnel know the work limitations, job requirements and responsibility, quality and quantity of production.

Procedure:

- I. INSTALL, REPAIR AND REPLACE PIPING SYSTEMS
 - A. Steam lines, traps, laundry and kitchen hot water, drinking, domestic hot and cold water supply and return, condensate return, heating and cooling water lines.
 - B. Storm, acid, sanitary drain and vent systems.
 - C. Medical gas systems: Plumbing supervisor to coordinate and supervise work to ensure code requirements are met.
 1. Anesthesia gas evacuation
 2. Oxygen
 3. Nitrous Oxide
 4. Nitrogen
 5. Medical air
 6. Medical vacuum
 - D. Control air system
 1. Deliver the proper sized pipe, tubing, valves, and connectors to the control air units.
 2. Air Controls personnel will disconnect the units from service, make the final connection and perform leak tests.
 - E. Fire standpipe and sprinkler system.
 1. Drain and flush the standpipe systems.
 2. Work can be accomplished by facility maintenance personnel according to the fire contractor jurisdiction policy.
 - F. Natural gas systems.
 1. Only a licensed plumber may install or perform maintenance on the natural gas system.
 2. Work can be accomplished by facility maintenance personnel only in extreme emergencies. Work must be inspected by a licensed plumber.
- II. INSTALL, REPAIR AND REPLACE PLUMBING FIXTURES
 - A. Perform maintenance on equipment including but not limited to:
 1. Sinks
 2. Lavatories
 3. Commodes
 4. Urinals
 5. Bath tubs
 6. Showers

7. Flushing rim sinks
 8. Bed pan hoppers
 9. Mop sinks
 10. Vacuum breakers
 11. Steam traps
- B. Replace any ceiling tile and coordinate wall and floor repair that was removed to gain access.
 - C. Remove residue and clean working area before leaving the job site.

III. INSTALL, REPAIR AND REPLACE PLUMBING OUTLETS

- A. Perform maintenance on the following:
 1. Faucets
 2. Flush valves
 3. Valves
 4. Floor drains
 5. Storm drains
 6. Drinking fountains
 7. Hose bib connections
 8. Water mixing valves
 9. Roof drains
- B. Coordinate repairs with a qualified contractor.
- C. Replace any ceiling tile and coordinate wall and floor repair that was removed to gain access.
- D. Remove all residue, and clean the work area before leaving the job site.
- E. Install pipe, disconnect devices and valves for fixed equipment.

IV. PERFORM INSPECTIONS

- A. Perform annual High Risk Equipment Inspection on shop electrical powered equipment and power tools according to policy.
 - B. Perform annual and no notice inspections on employee hand tools according to Maintenance Tool Control policy.
 - C. Perform scheduled preventive maintenance on fixtures and drains according to Preventive Maintenance policy.
 - D. Perform Hot Water Temperature Inspections according to policy.
- V. Supervisor shall plan, schedule and coordinate work.
 - A. Supervisor shall assign only work authorized by a work request except during an emergency.
 - B. Plan and schedule work on a daily basis.

OF 3

- C. Prioritize similar level work requests performing oldest request first.
- D. Adhere to work schedule except for valid emergencies.
- E. Order materials to complete work requests.
- F. Follow up on ordered materials on a regular basis.

VI. PERFORM CLEANING FUNCTIONS

- A. Maintain the shop and equipment in an orderly manner.
- B. Keep shop tools clean and functional at all times.
- C. Clean work area after making repairs and before leaving the work area.