

Boulder Housing Partners
POSITION DESCRIPTION

DATE: 5/31/2022

POSITION TITLE: Painter

PAY GRADE: 3

DEPARTMENT: Maintenance

STATUS: Non-exempt

OVERALL JOB OBJECTIVE: Under general supervision, the Painter performs routine to moderately complex surface preparation, painting and finishing tasks, applying a variety of methods to both interior and exterior surfaces.

DUTIES AND RESPONSIBILITIES:

1. Paints and decorates facilities by scraping surfaces; applying paint removers; filling cracks and holes; sizing plaster walls; placing drop cloths; applying paints. Functions include:
 - Plans painting work by reviewing work requests; resolving questions; settling project priorities.
 - Gathers painting materials and supplies by requisitioning from inventory or placing orders.
 - Prepares surfaces for painting by scraping surfaces; applying paint removers; filling cracks and holes; sizing plaster walls.
 - Covers trim, floors, furniture and other surfaces with tape, drop cloths and other protective coverings to keep them free of paint.
 - Maintains safe, secure, and healthy painting environment by erecting scaffolds, ladders, and safety barriers according to prescribed protocols; adhering to organization standards and policies, and to legal regulations; alerting others regarding potential concerns.
 - Sets up ventilators and other safety equipment to protect Painters from unhealthy fumes
 - Keeps painting equipment operating by following operating instructions; troubleshooting breakdowns; maintaining supplies; performing preventive maintenance; calling for repairs.
 - Documents maintenance and decorating actions by completing forms, reports, logs, and records.
 - Improves painting job knowledge by attending training sessions, reading technical publications.
 - Contributes to painting and organization success by welcoming related, different, and new requests; helping others accomplish job results.

CHAIN OF SUPERVISION:

(1) **TITLE OF IMMEDIATE SUPERVISOR:** Maintenance Supervisor

(2) **TITLE(S) OF POSITIONS OVER WHICH THIS POSITION HAS DIRECT SUPERVISION:** None

MACHINES AND EQUIPMENT USED IN WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

Personal vehicle, telephone, tablet, ladders, paintbrushes and other tools.

REQUIRED QUALIFICATIONS:

Good communications skills. Ability to interact with diverse tenant population. Must possess a self-starter attitude with the ability to work with little supervision and direction. Valid Colorado driver's license and acceptable motor vehicle record. Acceptable background information, including criminal background history.

DESIRED QUALIFICATIONS: Completion of trade school or apprenticeship training program (or equivalent work experience) in one or more general building trades which can include painting. Bilingual and/or proficient in Spanish.

WORKING CONDITIONS:

Physical Demands: This is a moderate to heavy labor position, requiring significant physical exertion to perform job duties. Requires the ability to lift up to 50 pounds. While performing the duties of this job, the employee is regularly required to stand, walk, sit, use hands and fingers to handle or feel, and reach with hands and arms. The employee is required to stoop, kneel, crouch, crawl, lift, carry, walk and stand. Frequent hand/eye coordination to operate tools and equipment; vision for reading, recording, and interpreting information; speech communication and hearing to maintain communication with staff and vendors.

Work Environment: While performing the duties of this job, the employee is exposed to moving mechanical parts, outside weather conditions for Colorado, risk of hot water, air and open flame burns, and risk of electrical shock. Work may involve the risk of medical hazards and use of universal precautions and personal protection equipment. Work may be performed alone during non-traditional hours while assisting Maintenance I, II, and III positions including evenings, early mornings, weekends, and holidays. Work may be performed in or around a standard residential environment, an industrial environment, or around buildings with heavy public use. The noise level in the work environment may range from light to heavy with use of power equipment. Work will be performed in indoor and outdoor environments, in and around equipment, in areas of limited access, confined spaces, heights, and unsanitary conditions.

Equipment Used: See the above description for machines and equipment used in work but is not limited to.

BHP is an Equal Opportunity Employer. We do not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or any other status protected by law or regulation. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the position.