

BUILDING MAINTENANCE WORKER

DISTINGUISHING FEATURES OF THE CLASS: This is semi-skilled work involving responsibility for the independent performance of a variety of mechanical and other building maintenance tasks or for serving as a helper to a journey-level trades worker. Work may also involve occasional operation of a truck or other light automotive equipment incidental to normal work assignments. General instructions are received from a superior and work is performed under general or immediate supervision depending on the nature of the task. The incumbent does related work as required.

EXAMPLES OF WORK ACTIVITIES:

- Performs semi-skilled masonry, carpentry, plumbing, electrical, welding, and painting work;
- Repairs and replaces windows, doors, floors, walls, roofing, and other parts of buildings;
- Mixes plaster and concrete and assists in brick laying, plastering, and concrete work;
- Installs lights, switches, and receptacles and helps to install and repair wiring systems and equipment;
- Installs and repairs general plumbing equipment including sinks, toilets, urinals, and hot water heaters;
- Operates welder to repair and fabricate screens, frames, pipe, etc.;
- Checks heating plants to ensure proper operation; performs chemical tests on boilers and adds chemicals to retard scale buildups;
- Disassembles, inspects, and performs preventive maintenance on heating and air conditioning equipment;
- Repairs and replaces locks;
- Performs repair and maintenance work to lawn mowers, snow blowers, and related equipment;
- Operates automotive equipment incidental to work assignments;
- Assists in snow removal;
- Participates in general grounds maintenance activities.

FULL PERFORMANCE KNOWLEDGE, SKILLS, AND ABILITIES: Good knowledge of modern building and grounds maintenance and repair practices, tools, and terminology; working knowledge of the practices and techniques of one or more of the standard building trades; ability to read and interpret plans and blueprints; ability to follow oral and written instructions; ability to develop safe work habits and to follow pre-established work safety requirements; skill in the safe use of hand and power tools and in the application of maintenance and repair techniques to a variety of operations; mechanical aptitude; physical condition commensurate with the demands of the position.

MINIMUM QUALIFICATIONS: Graduation from high school or possession of a high school equivalency diploma and one (1) year of work experience preferably in general grounds, plumbing, building/facility maintenance.

Licensing requirements: Valid NYS drivers license appropriate for the vehicles to be operated.