



BUILDING MAINTENANCE WORKER ~~I/II/SR-III~~

DEFINITION

Under general supervision, performs advanced-level skilled craft work in a variety of skilled trade, including painting, carpentry, plumbing, mechanical, and/or electrical installation, repair, maintenance, and modification work at County buildings and facilities.

DISTINGUISHING CHARACTERISTICS

~~This is a multi-level class in which incumbents may be assigned to any of three levels depending on experience; assists with special projects; and proficiency gained. The work involves the performance of skilled crafts work in the maintenance and modification of County buildings and facilities. Initially, incumbents work under close supervision and perform the more routine painting, carpentry, mechanical, plumbing and electrical maintenance duties while learning the more skilled and complex work. At the II level, an incumbent is expected to perform skilled work at the journey level in at least one of the crafts, fully competent to perform the full range of skilled maintenance and modification work in that craft. At the Senior level, an individual must be able to perform at the journey level in at least three of the five crafts listed above performs related duties as assigned.~~

Examples of Duties (Illustrative Only)

- ~~Performs skilled carpentry work, including the preparation of concrete forms; places and finishes concrete; frames platforms, walls, decks and partitions; installs, tapes and textures sheetrock; installs finish material such as baseboards, trims and moldings.~~
- ~~Repairs and installs doors, windows and associated hardware; changes and keys locks; installs security hardware.~~
- ~~Constructs and modifies cabinetry and office furnishings including bookcases, tables, and specialized furniture; installs, laminates and applies finishes.~~

SUPERVISION RECEIVED AND EXERCISED

Receives general supervision from the Facilities Operations Supervisor. Exercises no supervision over staff.

CLASS CHARACTERISTICS

- ~~This is the advanced-level classification in the Building Maintenance Worker class series. Incumbents work under general supervision and exercise a high level of discretion and independent judgment in performing the full range of routine to complex skill craft work tasks. Responsibilities include installs and repairs roofing materials; patches and makes emergency repairs to existing roofing.~~

Performs troubleshooting, repair, maintenance, installation, and adjustment to a variety of complex County mechanical and electrical systems.

This class is distinguished from the Facilities Operations Supervisor in that the latter has supervisory

responsibility for facility maintenance operations for the County.

EXAMPLES OF TYPICAL JOB FUNCTIONS (Illustrative Only)

- > Performs troubleshooting, repair, maintenance, installation, and adjustment to a variety of complex County mechanical and electrical systems, such as boilers, circulating pumps, generators, batteries, lighting and electrical control systems, valves, piping and plumbing fixtures, furnaces, blowers and ~~duct work~~ductwork, pneumatic tubes, water supply and drainage systems, and appliance and fire sprinkler systems.
- > Performs preventive maintenance on mechanical systems, including lubricating, changing filters, cleaning, and testing components.
- > Installs and modifies electrical systems; runs new circuits; pulls wire; installs outlets, switches, and fixtures.
- > Installs, modifies, and repairs plumbing and piping systems, including water supply lines, valves, and fixtures, as well as drain, waste, and vent systems.
- Performs skilled carpentry work, including the preparation of concrete forms; places and finishes concrete; frames platforms, walls, decks and partitions; installs, tapes, and textures sheetrock; installs finish material such as baseboards, trims, and moldings.
- Installs and repairs roofing materials; patches and makes emergency repairs to existing roofing.
- Constructs and modifies cabinetry and office furnishings, including bookcases, tables, and specialized furniture; installs, laminates, and applies finishes.
- Fabricates parts and fittings; makes assemblies and repairs units used in maintenance work from work orders, drawings, specifications, sketches, manuals, and oral instructions.
- Repairs and installs doors, windows, and associated hardware; changes and keys locks; installs security hardware.
- > Performs routine painting of interior and exterior surfaces; installs wall coverings and a variety of floor coverings.
 - ~~Fabricates parts and fittings; makes assemblies and repair units used in maintenance work from work orders, drawings, specifications, sketches, manuals and oral instructions.~~
- Plans, organizes, and coordinates the work of contractors and inmate workers.
- > Uses and maintains a wide variety of hand, power, and shop tools and as well as test equipment related to the work.
- > Observes safe work methods and safety precautions related to the work; uti-lizesutilizes appropriate safety equipment in working around hazardous chemicals and in hazardous environments.
- > MakesCreates rough estimates of labor and materials necessary for performance of the work; keeps records and makes reports of work performed.
- > May directDirects the work of one or more assistants; instructs them in assistant and provides instruction on proper work procedures and safety precautions.
 - ~~Attendance and punctuality that is observant of scheduled hours on a regular basis.~~
- > Performs otherrelated duties as assigned.

Education & Experience

~~Where college degrees and/or college course credits are required, degrees and college units must be obtained from an accredited college or university. Courses from non-accredited institutions will not be evaluated for this requirement.~~

Experience:

Building Maintenance Worker I:

QUALIFICATIONS

~~Two years of experience in stationary equipment mechanical maintenance work, electrical maintenance and repair, carpentry, plumbing or painting~~

~~Building Maintenance Worker II:~~

~~In addition to the above, two years of plumbing or painting experience in mechanical or electrical maintenance work or in carpentry work at a level equivalent to the County's class of Building Maintenance Worker I. At this level, an incumbent is expected to have journey level skills in at least one craft area.~~

~~Sr Building Maintenance Worker:~~

~~In addition to the above, demonstrated journey level proficiency in at least three of the five craft areas outlined above.~~

~~Other Requirements:~~

~~Must possess and maintain a valid driver's license.~~

Knowledge of:

- Principles, methods, materials, tools, and equipment used in rough and finish carpentry, cabinetry, and wood finishing.
- Methods and materials used in concrete work, including the preparation of forms and finishing of concrete.
- Principles and practices of mechanical systems.
- Principles and practices of commercial building codes.
- Principles and practices of heating, ventilation, and air conditioning (HVAC) and fire suppression systems.
- Methods, practices, materials, tools, and equipment used in the installation, repair, adjustment, and maintenance of equipment common to residential and commercial buildings.
- Methods and practices of plumbing and pipefitting work.
- Methods and practices of electrical installation, maintenance, and repair.
- Rigging principles and techniques.
- Safety regulations and practices pertaining to the work.
- Use and maintenance of a wide variety of hand, power, and shop tools, as well as test equipment and other equipment related to the work.
- ShopBasic mathematics.

Skill in:

- ~~Operating and maintaining specialized tools and equipment of the carpentry, mechanical and electrical trades.~~
- ~~Troubleshooting and repairing operating problems in a variety of plant equipment.~~
- ~~Estimating necessary materials and equipment to complete assignments.~~
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and County staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination.
- Computers and software programs (e.g., Microsoft software packages) to conduct, compile, and/or generate documentation.

Ability to:

- ~~Exercise independent judgment and initiative without close supervision.~~
 - ~~Prepare basic records and reports of work performed.~~
 - ~~Read and interpret manuals, specifications, drawings and blueprints.~~
 - ~~Understand and follow oral and written instructions.~~
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- Plan, organize, and coordinate the work of maintenance staff.
 - Provide work direction and training in work procedures.
 - Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
 - Establish and maintain accurate logs and records.
 - Operate and maintain specialized tools and equipment of the carpentry, mechanical, and electrical trades.
 - Troubleshoot and repair operating problems in a variety of plant equipment.
 - Estimate necessary materials and equipment to complete assignments.
 - Read and interpret plans, schematics, manuals, blueprints, and sketches.
 - Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
 - Effectively represent the department and the County in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals.
 - Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
 - Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.
 - Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
 - Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
 - ◆ Establish, maintain, and foster positive and effective working relationships with those contacted in the course of the work.

Education and Experience:

Any combination of the required experience, education, and training that would provide the essential knowledge, skills, and abilities is qualifying.

Equivalent to graduation from high school;

AND

Two (2) years of journey-level experience at a level equivalent to the County's class of Building Maintenance Worker II, including at least two (2) years of journey-level skills in at least three (3) skilled trades areas, such as plumbing, painting, mechanical, carpentry, and/or electrical maintenance.

Licenses and Certifications:

- Possession of, or ability to obtain, a valid California Driver's License by time of appointment and a satisfactory driving record.
- Possession of Universal EPA Section 608 Technician Certification within six (6) months of hire.

PHYSICAL DEMANDS

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work, to work in confined spaces and around machines, to climb and descend ladders, to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various county sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone or radio. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, as well as work below ground level and in confined spaces. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate above-mentioned tools and equipment. Positions in this classification bend, stoop, kneel, reach, and climb to perform work and inspect work sites. Employees must possess the ability to lift, carry, push, and pull materials and objects weighing up to 150 pounds or heavier weights with the use of proper equipment and assistance from other staff. Reasonable accommodations will be made for individuals on a case-by-case basis.

ENVIRONMENTAL CONDITIONS/~~PHYSICAL DEMANDS~~

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Employees work in an office environment with moderate noise levels and controlled temperature conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment:

Work is performed both, and outdoors in all and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions and varying temperatures, and indoors in an office or other county facility environment; frequent exposure to dust and noise levels associated with mechanical equipment and machinery; road hazards, vibration, mechanical and/or electrical hazards, work at heights above and below ground level; occasional exposure to and hazardous machinery and equipment; confined spaces; infrequent exposure to hazardous chemical substances and airborne hazardous substances; work below ground level, and must be willing to respond to emergencies in off-hours as required fumes. Employees may interact with members of the public or with staff under emotionally stressful conditions while interpreting and enforcing departmental policies and procedures.

Physical:

Incumbents in this class must be in good physical condition and able to exert physical strength for prolonged periods of time. Due to the physical nature of this position, the majority of tasks performed by incumbents involve a combination of two or more simultaneous physical operations requiring but not limited to the following: Frequent standing, walking, stooping, reaching, bending; lifting, carrying, pushing and pulling of equipment and tools weighing up to 40 lbs. Occasional climbing; lifting, carrying, pushing and pulling of equipment and tools weighing more than 40 lbs. Infrequent sitting, running, jumping.

WORKING CONDITIONS

Will be required to be on-call and to work various shifts or emergencies on evenings, weekends and holidays. Provides functional direction to part-time workers, jail or prison inmates, and court directed work-program workers.