

BUILDING MAINTENANCE TRADE WORKER II

DEFINITION

Under general supervision, performs semi-skilled maintenance and repair which includes alteration, construction, and installation of City buildings, facilities, recreation, and park equipment; and to perform related work as required.

DISTINGUISHING CHARACTERISTICS

This is the second level of the Building Maintenance Trade Worker series. Incumbents in this class are skilled trade workers in more than one trade. Work includes operation of various power and hand tools and equipment. Incumbents in this class may be assigned crew leader responsibility for larger projects.

EXAMPLES OF DUTIES

Performs a variety of skilled maintenance work and repair such as carpentry, plumbing, masonry, welding, concrete, electrical, and other crafts in the repair, modifications, construction, and installation work; maintains heating, ventilating, and air conditioning equipment; paints interior and exterior of buildings and facilities; removes graffiti; insures proper materials and supplies are available for required repairs; prepares estimates on the amounts and types of material and labor needs for proposed projects; prepares reports and maintains work orders and time records; responds to emergency needs; may assess priorities for daily schedule; maintains work safety standards.

SPECIAL REQUIREMENTS

Possession of an appropriate California driver's license.

BUILDING MAINTENANCE TRADE WORKER II

EMPLOYMENT STANDARDS

Knowledge of:

- Principles, methods, tools, and equipment used in building and facility maintenance, construction, and repair.
- Operation and repair of heating and air conditioning equipment.
- Painting methods and requirements.
- Uniform Building, Plumbing, and National Electrical Codes.
- Safe work practices.

and

Ability to:

- Perform a wide range of skilled and semi-skilled building trades work.
- Read and interpret plans, construction drawings, and blueprints.
- Skillfully use a variety of building tools and equipment associated with the trades.
- Follow oral and written instruction.
- Estimate time and materials needed for repair work.
- Perform inspection, identifying maintenance, and repair needs.
- Maintain good public relations with people contacted during work assignment.
- Establish and maintain cooperative working relationships.

and

Training and Experience: Any combination of training and experience which would provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education: Completion of the 10th grade supplemented by trade school courses is desirable.

Work Background: Two years of increasingly responsible skilled work experience in the maintenance, repair, and construction of building and related equipment and facilities.

August 1992, July 1995