

DEPARTMENT: ALL APPLICABLE
CLASSIFICATION: NON-COMPETITIVE
APPROVED: MAY 31, 1990

BUILDING MAINTENANCE PERSON

DISTINGUISHING FEATURES OF THE CLASS: This is semi-skilled work involving responsibility for independently performing a variety of mechanical and other building maintenance tasks, or for serving as a helper to a journeyman tradesman. In either case, although a working knowledge of one or more trades is necessary, a maintenance person does not utilize the more skilled journeyman techniques for any considerable portion of his time. In addition, the work may involve the part-time operation of a truck, automobile, or other automotive equipment. General instructions are received and work is performed under immediate or general supervision, depending upon the nature of tasks. Performs a variety of semi-skilled building repair and maintenance tasks; does related work as required.

TYPICAL WORK ACTIVITIES:

1. Performs semi-skilled work in masonry, carpentry, electrical or painting operations;
2. Helps to install and repair wiring systems and electric fixtures and equipment;
3. Repairs windows, doors, floors, walls and other parts of buildings;
4. Does interior and exterior painting where quantity rather than fine quality of work performed is the principal object;
5. Helps to install and repair general plumbing equipment, such as sinks, toilets and baths;
6. Assists in cleaning and repairing boilers, pumps, heaters, pipe lines, valves and traps, when assigned operates same;
7. Mixes plaster and concrete and assists in laying brick, plastering walls, finishing concrete work, etc.;
8. Operates trucks, automobiles, air compressors, and other motorized equipment;
9. Takes part in general grounds maintenance activities;
10. Serves as general handyman performing a variety of semi-skilled duties.
11. *May be required to perform asbestos handler work, **requiring possession of N.Y.S. Department of Labor certification.

FULL PERFORMANCE KNOWLEDGES, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:

Good knowledge of modern buildings and grounds maintenance and repair practices; knowledge of the practices and techniques of one or more of the standard trades; mechanical aptitude; industry; dependability; manual dexterity; physical condition commensurate with the demands of the position.

MINIMUM QUALIFICATIONS: Graduation from high school or possession of a New York State equivalency diploma;

AND: 1. Two (2) years of experience in either general building construction or maintenance work in one or more of the standard trades, such as carpentry, plumbing, electrical, or boiler operator.

SPECIAL REQUIREMENT: Possession of a valid New York State motor vehicle license to operate vehicles used in this field per C.S.C. Action 4/24/89.

*When used in Niagara County Buildings and Grounds Department, this item does not apply.

**Copy of New York State Department of Labor Asbestos Handler certification must be submitted before assigning this activity.