

BUILDING MAINTENANCE WORKER II

DEFINITION

Under general supervision; to perform a variety of skilled and semi-skilled work in the maintenance and repair of buildings and properties, general construction, fixtures and plant equipment; to perform grounds maintenance duties; to do related work as required.

DISTINGUISHING CHARACTERISTICS

This is a journey level classification in the Building Maintenance Worker series. Incumbents perform a variety of duties in the maintenance and repair of County buildings and related machinery and equipment. Assignments involve painting, carpentry, plumbing, electrical, and mechanical repair.

REPORTS TO

Facilities Manager or Support Services Director

CLASSIFICATIONS DIRECTLY SUPERVISED

May provide some direction for staff, work furlough personnel and Inmates.

EXAMPLES OF DUTIES

Performs a variety of skilled and semiskilled work in the maintenance and repair of County buildings and grounds; performs carpentry, painting, plumbing, and electrical work; performs building alterations; installs electrical fixtures; performs cleaning and care of the County buildings and facilities; maintains the assigned areas in a clean, orderly, and safe condition; moves and arranges furniture and equipment; takes care of equipment and materials used in work assignments; mows and edges lawns and other grounds areas; trims trees, shrubs and hedges; waters ground areas; operates a variety of irrigation equipment; performs landscaping and gardening; participates in the remodeling of County buildings; assists with the inspection of buildings and facilities for needed repairs; may oversee and assign work to staff; completes and maintains records and reports and other related duties as assigned.

TYPICAL PHYSICAL REQUIREMENTS

Frequently sit for extended periods; stand and walk or crouch on narrow, slippery, and erratically moving surfaces; stoop, kneel, bend to pick up or move objects; physical ability to lift and carry objects weighing up to 100 pounds; normal manual dexterity and eye-hand coordination; corrected hearing and vision to normal range; verbal communication; use of lawn mowing equipment, hand

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and power tools, and a variety of building trades, tools, and equipment. Able to communicate with others and to assimilate and understand information in a manner consistent with the essential job functions. Able to work in high places, including towers and poles, climb, stoop and crawl.

TYPICAL WORKING CONDITIONS

Work is performed both in office and outdoor environments; some exposure to varying temperatures and weather conditions; exposure to dust, steam, controlled and hazardous substances, pesticides, herbicides, gases and chemicals; working around electrical equipment including high voltage; confined spaces and high elevations; moving machinery parts; continuous contact with staff and the public. Work involves heavy lifting and other strenuous work, and traveling from site to site.

DESIRABLE QUALIFICATIONS

Knowledge of:

- Carpentry, electrical, and plumbing trades.
- Standard tools, methods, practices, and materials involved in the building trades.
- Applicable provisions of building, electrical, and plumbing codes.
- Safe work practices.
- Plumbing and electrical systems in County buildings.
- Methods and practices followed in the maintenance of tools, machinery and equipment.
- Occupational hazards and safety precautions of the building maintenance trades.
- Building codes and regulations.
- Common public works construction methods and materials.
- Basic mathematical principles.

Ability to:

- Perform a wide range of skilled and semi-skilled building trades work.
- Skillfully use of a variety of building trades tools and equipment including forklift and heavy equipment.
- Perform a variety of grounds and landscape maintenance assignments.
- Recognize and locate conditions which require maintenance and repair work.
- Use and care for hand and power tools utilized in the building trades.
- Estimate time and materials needed to perform maintenance, construction, and repair jobs.
- Follow written and oral instructions.
- Perform arithmetic calculations at the level necessary for satisfactory job performance.
- Establish and maintain cooperative working relationships.
- Use computer and be proficient.

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- Use electrical and electronic testing equipment.
- Plan, organize, assign and supervise the work of others.
- Understand and effectively interpret Building Codes, and other regulations and guidelines.
- Instruct and train others.
- Read and interpret maps, drawings, and engineering plans and specifications, architectural plans and construction related documents.
- Prepare oral and written reports.

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

Two (2) years of responsible experience in building and maintenance work equivalent to Building and Grounds Maintenance Worker I with Amador County.

Special Requirement: Possession of a valid California Driver's license issued by the California Department of Motor Vehicles. Underground tank and forklift certification required within (1) one year of report of appointment.