

BUILDING MAINTENANCE MECHANIC II

DISTINGUISHING FEATURES OF THE CLASS: The work involves the performance of a variety of skilled building maintenance and repair tasks. Incumbents of this class, because of individual skill, training or experience, generally devote a greater part of their time to a particular specialized field, but are required to work in various mechanical fields as the occasion demands. The work is performed under general supervision with wide leeway allowed for the exercise of independent judgment in carrying out the details of the work. May coordinate and oversee the work of subordinate maintenance and cleaning personnel. Does related work as required.

TYPICAL WORK ACTIVITIES: (Illustrative Only) May oversee and coordinate the work of a shift, building or unit; Inspects the building daily to insure that boilers, cooling systems, air circulators, heating, thermostats, and elevators are operating properly; Performs skilled electrical work such as repairing or replacing electrical lines, circuit breakers, outlets and alarm systems; Performs preventive maintenance tasks such as replacing signal lights, belts, and vacuum tubes on boilers, coolers, circulators, and alarms; Performs skilled plumbing work such as repairing or replacing fixtures, packings, seats, vacuum breakers, valves, pumps, and thermocouple on sinks, toilets, water heaters or water pumps; Orders and maintains an inventory of parts and supplies needed for building maintenance and repair; May as required perform routine building maintenance or grounds keeping work.

FULL PERFORMANCE, KNOWLEDGE, SKILLS, ABILITIES, AND PERSONAL CHARACTERISTICS: Thorough knowledge of the methods, materials, tools and terminology used in the maintenance and repair of buildings and related mechanical equipment such as heaters, circulators, coolers, and pumps; Good knowledge of the methods, materials, tools, and terminology used in performing semi-skilled electrical and plumbing work; Skill in the performance of building maintenance and repair work; Ability to follow oral and written instructions; Ability to plan and oversee the work of others; Ability to prepare and maintain simple written records; Ability to communicate effectively with others; Dexterity; Physical condition commensurate with the demands of the position.

MINIMUM QUALIFICATIONS: EITHER:

- A. (1) Five years of experience in building maintenance or (2) in one or more of the mechanical or construction trades; OR
- B. (1) Graduation from a regionally accredited or New York State registered college or technical institute with an Associate's Degree in construction technology or related field and (2) 3 years of experience as described in (A) above; OR
- C. An equivalent combination of training and experience as indicated in (A) and (B) above.

Adopted: 3/15/04

Revised: 5/16/06