

BUILDING MAINTENANCE MECHANIC II

DISTINGUISHING FEATURES OF THE CLASS: This is highly skilled work involving a variety of building maintenance and repair tasks. Duties may involve a variety of mechanical trades, such as painting, electrical, carpentry, plumbing, as necessary. Duties will usually not be limited to any single trade. The Building Maintenance Mechanic II is distinguished from Building Maintenance Mechanic I by reason of the more skilled and complex nature of the work involved and/or overall responsibility for a physical plant. Work is performed under general supervision, with wide latitude allowed for independent planning and/or layout of work details. Incumbents may provide leadership to other semi-skilled maintenance and repair workers, while fully participating in the work. Performs related work as required.

TYPICAL WORK ACTIVITIES: (Illustrative only)

Leads and participates in all repair work to the physical plant, as appropriate;
Leads and performs repairs to plumbing, steam lines, electric wiring and equipment, furniture, doors and windows, hardware and varied mechanical equipment and machinery;
Installs shelving, storage cabinets and new hardware;
Installs and repairs electrical wiring and equipment;
Performs skilled painting work;
Oversees and may participate in building cleaning operations and activities;
Oversees the operation of a central heating system;
Makes inspections of facilities and properties to ascertain repair and maintenance needs;
Estimates time and material required for repairs;
Keeps daily time and material records;
Leads and participates in a general grounds maintenance program;
Performs a variety of related activities as required.

Typical Work Activities are intended only as illustrations of possible types of work that might be appropriately assigned to an incumbent of this title. Work activities that do not appear above are not excluded as appropriate work assignments, as long as they can be reasonably understood to be within the logical limits of the job.

FULL PERFORMANCE KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:

Thorough knowledge of the principles, practices, processes, materials and tools of the standard trades in which the experience has been gained; good knowledge of modern buildings and grounds maintenance and repair practices; familiarity with the operation and maintenance of heating systems; ability to lead a group of skilled and semi-skilled workers when necessary; ability to receive, understand and transmit oral and written direction; mechanical aptitude; dependability; thoroughness.

MINIMUM QUALIFICATIONS:

Six (6) years of experience in either general building construction or maintenance work which shall have involved one (1) or more of the standard trades, such as carpentry, plumbing, electrical, HVAC or related trades as a major component of the work.

NOTE: Experience in cleaning and minor maintenance/repair activities is not sufficient to qualify.