

BUILDING MAINTENANCE TECHNICIAN

DEFINITION

Under general supervision, performs a wide variety of services in the maintenance and repair of City buildings.

ESSENTIAL FUNCTIONS INCLUDE BUT ARE NOT LIMITED TO:

Repairs or replaces defective portions of roofs, doors, stucco, windows, furniture, screens, ceramic tiles, water lines, heaters, ventilators, air conditioners, closed water systems, pneumatic tube system, electrical and plumbing fixtures, and humidifiers. Operates direct digital controls; operates computer controlled energy management system; maintains and repairs fire, life and safety systems; operates a variety of calibration meters. Performs preventative maintenance work on a wide variety of equipment and machinery; solders copper pipe and fittings; repairs or constructs minor carpentry projects; changes belts, sheaves, motors and filters; wallpapers and paints interior and exterior surfaces; troubleshoots problem areas and determines effective solution; operates, in accordance with safe practices, a wide variety of hand and power tools; performs other related functions as required.

DISTINGUISHING FEATURES OF THE CLASS:

An employee in this class performs semi-skilled maintenance, construction and repair work. It is distinguished from the Building Maintenance Supervisor class due to the supervisory responsibilities of the higher class.

RECOMMENDED MINIMUM QUALIFICATIONS

Three years of work experience in the building trades (HVAC, plumbing, electrical or energy management systems) or any equivalent combination of experience and training which provides the following knowledge and abilities:

DESIRABLE KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of: materials, equipment and methods used in the correct and safe maintenance, repair and operation of commercial buildings, including but not limited to fire, life, and safety systems, centrifugal chillers, boilers, evaporator fans, direct digital controls, pneumatic tube systems, cafeteria equipment, and electronic pneumatic lock systems.

Ability to: perform skilled maintenance and repairs in the area of work assigned; properly and safely use and maintain common hand tools, small power equipment and other facility equipment; follow verbal and written instructions; follow all safety and environment requirements; maintain professional working relationships with other employees.

SPECIAL REQUIREMENTS:

Must possess and maintain a valid California Class C driver's license; must be able to lift 50 pounds.

Willingness and ability to work any shift, including on weekends and holidays.

CHARACTERISTICS OF SUCCESSFUL PERFORMERS

This individual is a team player, who accepts supervision yet is willing to assume responsibility within established guidelines. In addition, the successful performer effectively communicates with other employees and maintains a strong customer service focus.

Class title change from Building Maintenance Worker per 89-91 SACEA MOU,
effective 7-1-89

Reviewed: 10/06, 08/08

ADA Approved: 10/06, 08/08