

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.