

FACILITIES MAINTENANCE TECHNICIAN II

Job Summary:

Under supervision, performs a variety of semi-skilled and skilled manual duties in the maintenance and repair of City buildings and facilities.

Distinguishing Characteristics:

This is the journey level class in the Facilities Maintenance Technician Job Series that requires the incumbent to work under general supervision and within the framework of established procedures. Incumbents are expected to perform a full range of duties with only occasional instruction or assistance. Positions at this level frequently work outside the immediate proximity of a supervisor. Work normally is reviewed only on completion and for overall results.

Essential Duties and Responsibilities

(These functions are representative and may not be present in all positions in the class. Management reserves the right to add, modify, change or rescind related duties and work assignments.)

1. Performs journey level painting, carpentry, electrical, plumbing, cement and similar construction type work in the alteration, repair and maintenance of buildings and related facilities, furniture and equipment.
2. Performs graffiti maintenance and repair of City buildings and facilities.
3. Applies paint and other protective finishes to a variety of surfaces using brushes, rollers, spray guns and other related equipment.
4. Constructs articles and structures using wood, such as cabinets and counters.
5. Repairs and installs floors and roofs involving the use of asphalt, tile and other composition materials.
6. Performs journey level concrete, brick, plaster and glazing work.
7. Rewires or relamps electrical systems.
8. Installs plugs and switches and performs some electrical work.
9. Cleans out drains and obstructions in sewage systems.
10. Operates hand and power tools and shop equipment.
11. Maintains tools and equipment.
12. Works from plans and specifications.
13. Performs locksmith duties.
14. Keeps and maintains records regarding keys and materials and tools.
15. Assists in training employees, including the handling of hazardous materials.
16. Moves office furniture and equipment or places in storage.
17. Performs related duties as required.

Qualification Guidelines

A typical way to obtain the requisite qualifications to perform the duties of this class is as follows:

Education and/or Experience:

Completion of high school or GED which ensures the ability to read and write at a level necessary for successful job performance and two (2) years of full-time increasingly responsible experience performing building maintenance or construction work involving carpentry, electrical, masonry, painting and/or plumbing work. Related vocational or college course work is desirable.

Knowledge of:

- Methods, equipment, materials and tools used in building maintenance work.
- Graffiti removal techniques.
- Basic methods, equipment and materials used in various trades such as plumbing, electrical, carpentry, masonry and painting.
- Requirements of maintaining buildings in a safe, clean and orderly condition.
- Provisions of the California Vehicle Code applying to the operation of vehicles on the highway.
- Safe work practices and handling of hazardous materials.

Skill and/or Ability to:

- Operate a variety of building maintenance tools, equipment and machines safely and efficiently.
- Maintain tools, equipment and vehicles in clean and proper working condition.
- Perform building maintenance and repair work utilizing a variety of tools and equipment utilized in the basic trades.
- Understand and follow oral and written directions.
- Lift objects weighing from 50-100 pounds.
- Demonstrate physical endurance, agility and strength necessary to perform heavy manual labor.
- Observe safety practices and procedures.
- Maintain routine records and reports.
- Establish and maintain cooperative and effective working relationships with others.
- Read and interpret plans, drawings and blueprints.
- Work from heights.
- Learn basic high voltage electricity used in building maintenance work.

License or Certificate:

Possession of a valid California Class C driver's license. A valid California Class B driver's license is desirable. Employees in this classification will be enrolled in the Department of Motor Vehicles (DMV) Government Employer Pull Notice Program which confirms possession of a valid driver's license and reflects driving record.

Special Requirements:

Ability to pass a physical examination for strenuous/arduous labor.

Physical Requirements and Working Conditions:

Employee accommodations for physical or mental disabilities will be considered on a case-by-case basis. Positions in this class normally:

- Require mobility to stand, stoop, reach, twist and bend.
- Require mobility of arms to reach above shoulder level and dexterity of hands to grasp and manipulate small objects.
- Perform work which involves the frequent lifting, pushing and/or pulling of objects which may approximate 50 pounds and may occasionally weigh up to 100 pounds.
- May be required to work in inclement weather without effective protection from sun, cold and rain.
- May be required to respond to emergency call back.
- May be required to work with harsh and toxic substances.
- May be required to wear a uniform, safety shoes, protective apparel including goggles, face protectors, aprons and oxygen breathing apparatus.

- May be required to work within enclosed spaces or at heights above ground level.
- May be required to work around loud noise.
- May be required to work around foul odors.
- May be required to work overtime after regular work hours, including weekends.

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