

DISTINGUISHING FEATURES OF THE CLASS: This position involves a variety of building maintenance and repair tasks of a skilled nature in the area of carpentry, plumbing, painting, masonry, heating, air conditioning, electrical and related fields. Thorough knowledge of various mechanical groups is necessary with the ability to perform work from written plans. Incumbents perform their duties with latitude for independent planning or laying out of the work. Supervision of subordinate workers or sub-crews is a normal part of this class.

TYPICAL WORK ACTIVITIES:

Performs repairs to plumbing, steam lines, electric wiring and equipment, furniture, doors and windows hardware and varied mechanical equipment and machinery;

Installs shelving, locks, paneling, storage cabinets and new hardware;

May oversee the operation of a central heating, ventilation and air conditioning system;

Calibrates thermostats and controls;

Estimates material required for repairs or determines corrective actions;

Orders equipment, supplies and repair parts;

Prepares surfaces and paints exteriors and interiors of buildings and structures;

Makes inspections of property and equipment to ascertain repair needs;

May assist in snow removal and sanding;

May operate trucks, cars, air compressors and other motorized equipment as needed;

May act as a lead worker on a work project;

Performs other assigned tasks.

FULL PERFORMANCE KNOWLEDGES, SKILL, ABILITIES AND PERSONAL

CHARACTERISTICS: Thorough knowledge of the practices, processes, material and tools of

building mechanical maintenance including HVAC, plumbing and electrical; thorough knowledge of modern building maintenance and repair practices; general knowledge of painting, carpentry, grounds, etc.; demonstrated competency in either general building construction or maintenance working in the HVAC, plumbing and electrical trades; ability to understand and implement oral and written directions; mechanical aptitude; dependability; and thoroughness.

MINIMUM QUALIFICATIONS: Either:

- (A) One (1) year of journey-level experience in one of the skilled building trades; or
- (B) Three (3) years of experience in either general building construction, maintenance work or in the HVAC, plumbing or electrical trades;
- (C) An equivalent combination of training and experience as defined by the limits of (A) and (B) above.

SPECIAL REQUIREMENT: *In agencies where required, possession of an appropriate class of a New York State motor vehicle operators license at the time of appointment.*