

### BUILDING MAINTENANCE WORKER III

**POSITION SUMMARY:** Performs skilled trade work on City owned buildings in one or more of the following: electrical, plumbing, carpentry, or heating and air conditioning. Performs the duties of Building Maintenance Worker I and II.

**SUPERVISION RECEIVED:** Facility Manager or his/her designee.

**SUPERVISION EXERCISED:** May have either direct or indirect supervisory responsibilities for maintenance, janitorial or temporary employees.

**ESSENTIAL JOB FUNCTIONS:** An employee in this position may be called upon to do any or all of the following essential functions. These examples do not include all of the duties which the employee may be expected to perform. To perform this job successfully, an individual must be able to perform each essential function satisfactorily.

1. Repairs a variety of building facilities. These may include assignments in one or more of Public Housing, City Hall, Library, Police Justice, Utilities, Public Service or other City owned buildings.
2. Plans and lays out work under general supervision.
3. Recommends correct procedures and refers specific matters to supervisor for City policy determination.
4. Interprets blueprints, layouts, and/or schematics to repair facilities, equipment or machinery.
5. Repair or complete installation of projects in accordance with City and/or State regulations. Examples include: Electrical installation; repair and installation of heating, air conditioning, and ventilation systems; sewer and water hookup from main line to end use. Or, perform rough and finish carpentry to complete offices, work areas, or public housing units and responsibly in charge of construction.
6. May direct and supervise other Building Maintenance classifications.
7. Performs duties of Building Maintenance Worker I and II as required.
8. Performs other duties related to job as required.

**KNOWLEDGE, SKILLS AND ABILITIES:** The requirements listed below are representative of the knowledge, skills, abilities and minimum qualifications necessary to perform the essential functions of the position. A qualified individual with a disability must be able to perform the essential functions of the position with or without reasonable accommodation.

- High school graduate plus two years trade school and/or equivalent training or experience.
- Licensed in one of electrical, plumbing, or heating and air conditioning.
- Or, four years of experience in general building construction as a contractor, skilled worker, a person responsibly in charge of construction, or a combination thereof. In lieu of the licensing requirement, an employee may be considered qualified by completing a program course of study from an approved college or trade school in air conditioning, refrigeration, and heating; industrial technology; building construction; or closely related skill.
- An entrant into this classification who is not licensed or has not completed an approved program course of study will not become fully qualified until meeting those requirements.
- Possess or capable of immediately obtaining proper licenses when required.
- Capable of supervising other employees.

**PHYSICAL DEMANDS AND WORK ENVIRONMENT:** The physical demands and work environment characteristics described here are representative of those an employee encounters while performing the essential functions of the job. A qualified individual with a disability must be able to perform the essential functions of the position with or without reasonable accommodation.