

## **MAINTENANCE WORKER II**

### **Definition**

Under supervision of a higher level employee, to perform a variety of skilled and semi-skilled building or grounds maintenance, alteration and equipment repair work involved in the maintenance and repair of buildings and related equipment; and perform related work as required.

### **Essential Duties**

1. Perform general maintenance work in the alteration, repair, and maintenance of buildings, partitions, forms, cabinets, floors, roofs, doors, windows, screens, wood fixtures and furniture;
2. Replace switches, outlets, fixtures, and motors in a variety of electrical appliances;
3. May make minor repairs;
4. Service or maintain water, sprinkler, and sewer lines, including cutting, fitting, and installing water, gas, and steam pipes;
5. Make emergency repairs and adjustments to plumbing equipment and apparatus involving replacement of broken pipe, cleaning plugged drains, replacing washers and gaskets, faucets, floats, valves.

### **Qualifications**

#### **Knowledge of:**

1. Standard tools, methods, practices and materials involved in one or more of the carpentry, painting, plumbing and electrical trades;
2. Methods and practices followed in the maintenance of tools, machinery and equipment;
3. Safe work practices, and
4. Applicable building codes.

#### **Ability to:**

1. Use hand and power tools utilized in one or more of the building trades;
2. Recognize and locate conditions which require maintenance and repair work;
3. Work under supervision and follow more general oral and written instructions.

#### **Experience:**

One year of relevant experience

#### **Education:**

High school diploma or equivalent

#### **License:**

Valid California Driver's License.

**PHYSICAL DEMANDS:** The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to stand; walk; use hands and fingers to handle, or feel objects, tools, or controls; and talk or hear. The employee frequently is required to reach with hands and arms. The employee is occasionally required to sit. The employee frequently must squat, stoop or kneel, reach above the head and reach forward. The employee continuously uses hand strength to grasp tools and climbs on to ladders. The employee will frequently bend or twist at the neck and trunk more than the average person while performing the duties of this job.

The employee must frequently lift and/or move up to 50 pounds such as a tool box. Occasionally the employee will lift and/or move up to 90 pounds such as piping and tool valves. The employee will sometimes push/pull items such as tables, scaffolds, and air compressors. Specific vision abilities required by this job include close vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

**WORK ENVIRONMENT:** The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee regularly works indoors and outdoors. The employee will work near or with moving mechanical equipment. The employee may occasionally work with toxic or caustic chemicals such as petroleum products, degreasers, and sprays and non household dust. The employee must be able to meet deadlines with severe time constraints. Frequently the employee will work alone and occasionally will work irregular or extended hours. The noise level in the work environment is usually moderate and occasionally will work in a loud area.

The information contained in this job description is for compliance with the American with Disabilities Act (A.D.A.) and is not an exhaustive list of the duties performed for this position. Additional duties are performed by the individuals currently holding this position and additional duties may be assigned.