

**DESCRIPTION:** Under general supervision, performs semi-skilled maintenance and repair work in a variety of building, grounds, and equipment maintenance activities. Incumbents work individually or as a member of a work crew; performs related work as assigned.

**DISTINGUISHING CHARACTERISTICS:** (A position is assigned to this class based on the scope and level of work performed as outlined below.)

This is the second level in a series of seven (Technician I, Technician II, Specialist, Leader, Supervisor, Manager I, and Manager II). Positions classified to the Facility Maintenance Technician II level perform semi-skilled maintenance work and/or assist skilled maintenance technicians in performing a variety of maintenance, repair, and construction activities, while positions classified to the Facility Maintenance Technician I level perform basic maintenance, repair and/or construction work.

The Facility Maintenance Specialist classification independently performs skilled (advanced) maintenance work in the areas of construction, installation, fabrication and repair work in one or more building trades including, but not limited to plumbing, carpentry, and HVAC systems.

Positions which perform skilled electrical work such as electrical installation, alteration, and repair of electrical systems a preponderance of time and within the scope of a Journeyman or Contractor electrical license are classified to the Electrician classification.

Positions which perform skilled plumbing work such as installing, alteration and repair of plumbing systems a preponderance of time are classified to the Plumber classification

**EXAMPLES OF WORK:** (A position may not be assigned all the duties listed, nor do the listed examples include all the duties that may be assigned.)

Paints and plasters interior and exterior building surfaces, signs, furniture, and equipment.

Performs carpentry alterations to buildings to include tearing out walls, rebuilding new walls, installing partitions, ceilings, doors, and windows, hanging sheet rock, and laying floor covering; builds and repairs furniture, shelves, bulletin boards, and signs.

Maintains, repairs, and alters plumbing fixtures, water lines, and sewer lines; troubleshoots plumbing failures and malfunctions to determine course of action necessary to correct the problem.

Maintains, repairs, and alters electrical circuitry, switches, and outlets; services, repairs, or replaces electrical appliances, motors, and equipment; troubleshoots electrical failures and malfunctions to determine course of action necessary to correct the problem.

Maintains and repairs a variety of machines and equipment such as air conditioners, chillers, furnaces, boilers, kitchen appliances, laundry equipment; sewing machines, office equipment, electronic medical equipment, wheelchairs, pumps, fan assemblies, mowers, automotive vehicles, and grounds equipment.

Instructs helpers in trades work; conducts formal apprenticeship training.

Moves, loads, and unloads materials, supplies, furniture, and equipment.

**KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED:** (These are needed to perform the work assigned.)

Knowledge of: the standard tools and practices of various building and mechanical trades; the methods, practices, tools, and equipment used in building and mechanical maintenance and repair work; the occupational hazards and safety precautions of the building and mechanical trades; preventative maintenance procedures used in building maintenance operations;

Skill in: the use of a variety of basic hand tools, power tools, and maintenance equipment.

Ability to: perform semi-skilled maintenance work in a variety of building and mechanical trades; troubleshoot and identify problems, understand and follow instructions; use/operate hand and power tools and power equipment in a safe manner; perform manual labor; care for/maintain hand and power tools essential for maintenance and repair work; work in tight spaces and at some distance from the ground.

**MINIMUM QUALIFICATIONS:** (Applicants will be screened for possession of these qualifications. Applicants who need accommodation in the selection process should request this in advance.)

Training or experience in general (semi-skilled) maintenance and trades.

**SPECIAL NOTES:**

State agencies are responsible to evaluate each of their positions to determine their individual overtime eligibility status as required by the Fair Labor Standards Act (FLSA).

A current Electrical Apprentice Registration is required to assist licensed Electricians, a current Journeyman Electrical license is required to perform electrical installation, and a current Electrical Contractor license is required to obtain electrical permits.