

## MAINTENANCE REPAIR WORKER II

### NATURE OF WORK

This is skilled work in the maintenance, repair and construction of municipal buildings and facilities.

Work involves the performance of varied skilled worker level maintenance, repair and construction activities in one or more of the following areas including carpentry, masonry, plumbing, electrical repair and related disciplines. Work requires considerable familiarity with practices in the building and mechanical trades. General instructions are received from a technical supervisor regarding work to be performed. However, an employee in this class is expected to use considerable discretion in determining proper work methods. Inspections of completed work are made periodically to determine conformance with specifications. Supervision may be exercised over one or several skilled or unskilled workers.

### EXAMPLES OF WORK PERFORMED

Inspects, repairs, and maintains hot water tanks, air compressors, motors, air conditioning units, and related equipment.

Makes minor electrical repairs on wall switches, lamps, small motors and fixtures; locates and drills outlets for telephone installations and electricity; installs additional circuits and upgrades electrical systems.

Performs general maintenance, construction, and repair work on City-owned buildings and equipment.

Makes, installs, and maintains brooms on street sweepers; performs other mechanical maintenance on sweepers and allied equipment.

Performs a variety of plumbing related activities including installing and repairing water pipes, septic tanks, drinking fountains, sprinklers, bathroom fixtures and gas lines.

Repairs doors, door frames, furniture, playground equipment, and other related equipment; operates and maintains wood lathes, sanders, power saws, and related power and hand tools.

Paints and decorates building interiors and exteriors as well as recreational equipment; performs masonry and mechanical maintenance duties; constructs facilities as required.

Determines proper work methods and materials required for each project; operates various power tools in the performance of assigned projects.

Performs related work as required.

### DESIRABLE KNOWLEDGE, ABILITIES AND SKILLS

Considerable knowledge of the methods, practices, tools and materials utilized in a variety of craft disciplines.

Considerable knowledge of work standards and practices associated with the various craft disciplines.

Knowledge of safety hazards involved in maintenance and repair activities as well as precautionary methods to be taken.

Ability to inspect a wide variety of electrical, plumbing, mechanical, and other equipment and fixtures to determine defects and needed repairs.

Ability to supervise a small group of skilled or unskilled workers as required.

Ability to establish and maintain effective working relationships with coworkers and the general public.

Ability to maintain and repair shop equipment and tools.

Skill in the use of tools and equipment utilized in a variety of craft disciplines.

#### MINIMUM QUALIFICATIONS

Graduation from high school or equivalent plus two years of experience in a variety of maintenance, repair, and construction activities in any one or more of the craft disciplines including carpentry, masonry, plumbing, electrical repair and related disciplines; or any equivalent combination of training and experience that provides the desirable knowledge, abilities and skills.

#### NECESSARY SPECIAL REQUIREMENT

Possession of a valid driver's license when operating a vehicle is necessary to the satisfactory performance of assigned duties.

When operating equipment that falls under the Nebraska Commercial Driver's License (CDL) status, the employee is required to possess and maintain the proper license and endorsement.

Employees in the class working in the Parks and Recreation Department may be required to be a licensed electrician or a licensed plumber.