

BUILDING REPAIRER, 3333

Summary of Duties : Performs a variety of maintenance, modification, repair, and some new construction work on buildings, residences, and other structures and maintains and repairs equipment used in such structures; and does related work.

Distinguishing Features : The work of a Building Repairer is characterized by a variety of repair, modification, maintenance and some new construction tasks which often involve work in several craft areas. It requires the use of craft tools and the ability to do acceptable work in several of the recognized craft fields. Alteration and repair work is often done by Building Repairers, and difficult or major tasks, including new construction, are occasionally assigned to them in the absence of the journey level worker. A Building Repairer usually does not do electrical work; and when done, this is limited to relatively minor tasks. An employee of this class rarely works under close supervision, but has work reviewed upon completion for adequacy. Assignments usually consist of a specific task to be done, and may be in the form of written memoranda or may be discovered by the employee through inspection and location of a need for work to be done.

Examples of Duties : Inspects buildings, equipment, and grounds to locate conditions needing maintenance and repair work;

Makes building repairs, including patching roofs, repairing and replacing tile, shingle and composition roofs, cutting and replacing glass, replacing screens, rehung doors, repairing and replacing locks, door checks and door hardware; and repairing, installing, or replacing carpet and tile flooring, dry wall, including taping; venetian blinds and awnings; makes repairs with plaster, cement and acoustic materials; mixes, pours and uses concrete to repair or replace sidewalks and curbs, patch concrete buildings, and installs small slabs; may assist journey level workers in tying and placing reinforcing steel;

Does woodwork such as building forms for concrete, constructing museum displays, repairing fences and gates; replaces parts in fixtures and furniture; moves, modifies, and installs partitions, cabinets, and shelves; repairs or replaces beach and playground equipment such as backstops, benches, and lifeguard towers;

Makes plumbing repairs such as cleaning plugged drains, draining pipes, replacing washer and gaskets, replacing faucets, replacing floats, replacing sprinkler heads, and cleaning grease traps; may pump out cesspools and septic tanks;

Does patch and spot painting; paints doors, windows, furniture, and

plaster patches; mixes mortar and applies it in patching stucco and plaster surfaces and in making repairs and replacements to brick work; repairs acoustic ceilings and partitions;

Installs and patches small asphalt areas around buildings; lays and patches linoleum, carpet, asphalt tile, and rubber tile floors; installs and replaces ceramic tile; may repair or install short sections of concrete block and chain link fencing; installs and repairs fixtures such as towel and soap dispensers; makes ladder inspections and repairs;

May service and regulate building equipment such as ventilating and air-cooling units and pumps; may make simple replacements such as fuses, switches, plugs and sockets in electrical systems; may replace light bulbs and fluorescent tubes; may inspect and service fire extinguishers;

Requisitions materials needed; keeps records of time, work, and supplies used and makes reports of work and building conditions; uses portable power tools and standard hand tools; drives a truck for the transportation of tools and materials; may supervise a helper and may occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications : A good knowledge of the methods, practices, and procedures required to make repairs to buildings; a good knowledge of the use and safe operation of the common hand and power tools generally used in building repair work; a working knowledge of methods of using various paints and caulking compounds; a working knowledge of the proportions, mixes, and aggregates used in making the various types of mortar, plaster, stucco, and concrete including proper types of mortar, plaster, stucco, and concrete including proper water-cement ratios; a general knowledge of the qualities, characteristics, grades, and uses of various woods, plywoods, and other materials used in building modification and repair work; a general knowledge of the construction, assembly, and setting of forms for placing concrete; a general knowledge of plumbing and electrical equipment in buildings and structures; general knowledge of tying and placing reinforcing steel;

The ability to determine materials required and to prepare requisitions for them; and the ability to prepare work from rough sketches, blueprints, drawings, and written job orders.

Three years of full-time paid experience as a helper or apprentice in one or more of the building trades is required.

Experience in a variety of building trades is especially desired.

License : A valid California driver's license may be required.

Physical Requirements : Strength to perform average lifting up to

70\pounds and occasionally over 70 pounds; body agility and muscular coordination as required for climbing ladders and using power tools; and good eyesight and hearing ability.

Persons with medical limitations may, with reasonable accommodations, be capable of performing the duties of some of the positions in this class. Such determination must be made on an individual basis in light of the person's limitations, the requirements of the position, and the appointing authority's ability to effect reasonable accommodations to the person's limitations.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what all of the duties and responsibilities of any position shall be.