

### Section III

#### **402. Maintenance Worker II**

##### Definition:

This classification is semi-skilled in the various building and construction trades. Under supervision, performs a variety of semi-skilled tasks required in general building and grounds maintenance. Within the classification as implied in the job title, performs other duties as directed.

##### Example of Duties:

Under direction of the Maintenance Supervisor or Maintenance Foreman, repairs and performs skilled maintenance work necessary to the upkeep of the public housing facility. These duties include inspection and skillful safe repair of; gas, electrical, and plumbing systems and fixtures to insure that they are working properly and smoothly; repair tile flooring, tile baths; do interior and exterior painting. To make sure that automotive and lawn equipment are maintained in a safe working condition prior to being operated; to complete all assigned work in a safe and timely manner; report to management any hazardous conditions that may exist in the housing project, maintenance shop, tools or equipment; report to management observed tenant violations of the lease, and to be able to cautiously operate automotive and other equipment.

##### Employment Standards:

Knowledge and skill in the safe use of common tools and materials used in construction and maintenance work. Ability to get along well with others. Ability to understand and follow oral and written directions. To be bondable, and of good moral character and possess reliability and integrity.

##### Education:

Any combination of training and experience equivalent to completion of high school and one year of experience in construction or maintenance work.

##### License:

Mandatory to possess a valid California driver's license, and must present a DMV printout if required by employer for verification. Applicant must also be insurable and acceptable to the insurance company providing auto insurance to the Housing Authority.

Maintenance Worker II (Continued):

Other Qualifications:

Must be able to verify that physical condition is satisfactory for the requirements of the job. Must demonstrate the ability to perform the essential functions of the job, with or without reasonable accommodation for disabled individuals as defined within the Americans With Disabilities Act of 1990, as amended. Employees must be able to demonstrate a satisfactory ability to safely bend and lift various equipment and materials utilized in the regular performance of work. Other examples of physical activity would be but are not limited to the ability to climb ladders and scaffolding, and spend extended periods of time in a kneeling position. All physical requirements shall be applicable to the tasks and duties listed for employees within this classification. Initial employment shall be conditional on such verification as determined by a required standard pre-employment physical at the expense of the Employer. Existing Housing Authority employees are exempt from satisfying this criteria regarding the conditionality of employment prefaced by a pre-employment physical examination.

To be an employee of the Housing Authority, a person must be a citizen of the United States, or an alien who has been either lawfully admitted for permanent residence, or authorized to be employed under the terms of the Immigration And Nationality Act, as amended, or as directed by the Attorney General. Must also attest to the fact that he/she is a United States citizen or alien admitted for permanent residence or authorized employment, and must provide supporting documents to show identity and employment authorization.