Wayne-Finger Lakes BOCES – Vacancy
Salary range: $38,376.00-$41,972.33/yr.

BUILDING MAINTENANCE MECHANIC

DISTINGUISHING FEATURES OF THE CLASS: This class involves a variety of building maintenance and repair tasks of a skilled nature. Employees in this class are required to work with various heating, ventilating, air conditioning and plumbing as the occasion demands. The duties of this class differ from Building Maintenance Assistant by reason of the more skilled nature of the work involved. Incumbents perform their duties with some latitude for independent planning and are responsible for laying out the working details. Supervision may be exercised over the work of semi-skilled workers and other maintenance personnel; does related work as required.

TYPICAL WORK ACTIVITIES: (Illustrative only)

Supervises or performs repairs to plumbing, steam lines, electrical wiring and equipment, various mechanical equipment and machinery, as well as furniture, doors, windows and hardware;
Installs pumps, motors, HVAC systems, piping, plumbing fixtures and electrical services;
Oversees the operation of a central heating and air conditioning system including air conditioning chillers, air handling units and hot water boilers;
May operate an energy management system including a host computer, building management software and assorted peripheral and ancillary devices in regulating heating, ventilating and air conditioning systems;
Makes inspection of systems to ascertain repair needs;
Estimates material required for repairs;
Keeps records of work performed;
Operates trucks, automobiles and other motor equipment;
Supervises and participates in a general Public Works maintenance program; such as painting, carpentry, and cleaning.

FULL PERFORMANCE KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS: Thorough knowledge of the practices, processes, materials and tools of the heating, ventilating, air conditioning, electrical, and plumbing trade; working knowledge of the operation and maintenance of plumbing, electrical, heating systems and air conditioning systems; ability to plan and supervise the work of others; ability to understand oral and written directions; mechanical aptitude; dependability; and thoroughness.

MINIMUM QUALIFICATIONS:

1. Graduation from a regionally accredited two-year school in HVAC or plumbing; OR

2. High school graduation or possession of a high school equivalency diploma and, EITHER:

   a) One (1) year of experience as a journeyman plumber or HVAC technician; OR

   b) Two (2) years of full-time paid work experience, or its part-time equivalent, in one or more of the general building construction trades of plumbing, electrical, or heating, ventilating and air conditioning maintenance: OR

   c) Three (3) years of full-time paid work experience, or its part-time equivalent, in general building maintenance which must have included plumbing and/or electrical repair work.

SUBSTITUTION: Possession of a vocational or technical training program certificate in one of the building trades (carpenter, electrician, mason, plumber, heating, ventilating and air conditioning technician or welder) may substitute for one (1) year of the required experience.

Continued on page 2

BUILDING MAINTENANCE MECHANIC

MINIMUM QUALIFICATIONS: (Continued)

SPECIAL REQUIREMENT FOR APPOINTMENT: Possession of a valid New York State Operator's license at the time of appointment, and maintenance of such license throughout the tenure of employment in the position.

REVISED: 5/2/13; 11/2/18; 8/26/21; 11/26/21
CIVIL SERVICE CLASSIFICATION: NON-COMPETITIVE