



# CITY OF OMAHA CLASS SPECIFICATION

**CLASSIFICATION TITLE: MAINTENANCE REPAIRER II**

**BARGAINING UNIT:** [CIV BARGAINING](#)

**CODE NUMBER:** 6210

**PAY RANGE CODE:** [06130](#)

**REVISION DATE:** 9/28/17

## **NATURE OF WORK:**

This is skilled journey work in one of the building or related trades, such as plumbing or carpentry, involving the repair and maintenance of buildings, grounds, throughways, and equipment.

**ESSENTIAL FUNCTIONS:** *(Any one position may not perform all the duties listed, nor do the listed examples include all the duties that may be performed in positions allocated to this class.)*

Inspects and repairs or replaces seats, risers, windows, garage doors and door openers, locks, hinges, and fans.

Assists electrician with repairing or replacing electrical panels, plugs, and outlets.

Assists plumber with repairing or replacing plumbing such as sinks, pipes, water heaters, faucets, and wax seals and unclogs drains.

Assists with the installation, operation, and maintenance of heating and air conditioning systems, generators, pumps, motor controls, and electrical panels.

Performs rough-in and finish carpentry, including hanging drywall, building and finishing doors, door frames, windows, and cabinetry, constructing ramps and walk bridges, repairing furniture, and patching roofs.

Sets forms and string lines, establishes elevation and grade, pours and finishes concrete for footings, foundations, floors, sidewalks, driveways, streets, curbs, and parking areas and constructs and repairs concrete block walls.

Assists with repairing and maintaining refrigeration systems, checking for leaks, and keeping oil and Freon at proper levels, and repairing heating and air conditioning systems.

Drives an ice-smoothing vehicle to improve ice skating surfaces.

Embeds tape into the ice to establish playing rink lines.

Installs and repairs wooden and chain link fences.

Assembles new playground equipment and inspects, repairs, or replaces broken equipment such as fences, cages, backstops, bleachers, swings, and slides.

Performs specialized maintenance duties such as operating a computerized energy management system, maintaining and stocking a parking garage ticket machine, inspecting and adjusting fire alarms, servicing gun range tracks, maintaining swimming pool chlorination, replacing filters, repairing guard stands, ladders, and diving boards, and instructing pool personnel how to operate pool related systems.

Estimates costs and orders and maintains supplies.

Prepares reports of work completed and materials used.

Operates snow plows to remove snow from streets.

Operates, maintains, and repairs irrigation systems throughout city properties.

Maintains regular job attendance in accordance with a schedule established for the position by the supervisor.

Performs other related duties as assigned or as the situation dictates within the scope of this classification.

The following essential functions are specific to the designated division:

### **Sewer Maintenance**

Sets forms and string lines, and establishes elevation grades to pour concrete when making storm sewer inlets.

Establishes the below grade level of a base and barrel when installing or replacing a sewer manhole.

Measures, determines angles, and cuts pipe to install sanitary sewer service connections to sanitary sewer mains.

Installs and repairs sanitary sewer main pipe and manholes, storm sewer pipe, inlets, and manholes.

### **REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:**

Knowledge of the methods, materials, tools, and equipment used in the building trades.

Knowledge of the occupational hazards and safety precautions required in the building trades.

Skill in the use and maintenance of assigned tools and equipment.

Ability to detect defects or malfunctions in structures and equipment; determine the methods, materials, and equipment required; and make necessary repairs or adjustments.

Ability to plan and oversee the work of subordinates.

Ability to read and interpret blueprints, diagrams, and sketches.

Ability to establish and maintain effective working relationships with fellow employees and members of the general public.

Ability to understand oral or written instructions.

Ability to adhere to safety policies, procedures, and guidelines.

Ability to work in a confined space and to climb in and out of manholes with 24" diameter access.

Ability to reach, balance, bend, stoop, squat, kneel, crouch, stand, walk, and lift up to 100% of the time; to crawl from 50 to 75% of the time; and to climb, push, and pull from 25 to 50% of the time.

Ability to move objects weighing in excess of one hundred (100) pounds up to 33% of the time, objects weighing in excess of fifty (50) pounds from 34 to 66% of the time, and the ability to move objects weighing in excess of twenty (20) pounds.

PHYSICAL REQUIREMENTS SPECIFIED FOR FACILITIES MANAGEMENT AND STREETS DIVISION ARE INCLUDED IN THE TABLES AT THE BOTTOM OF THIS CLASS SPECIFICATION

**EDUCATION AND EXPERIENCE:** *(The knowledge, skills, and abilities above may be acquired through, but are not limited to, the following combination of education and/or experience.)*

Four (4) years of experience in building and maintenance work involving at least two of the building trades, two (2) years of which must have been at the journey level in one trade.

### **SPECIAL QUALIFICATION**

An employee in this classification must possess a motor vehicle operator's license and, depending on the position, may be required to obtain a Third Grade Hoisting and Portable Engineer's Certificate by the end of the probationary period. Also depending upon the position, an incumbent may be required to possess a forklift permit and/or a Class "A" commercial motor vehicle operator's license with "N" endorsement and no air brake restrictions or a Class "A" commercial motor vehicle operator's license with "N" endorsement and "O" restriction by the end of the probationary period.

**WORKING CONDITIONS:** *(The conditions herein are representative of those that must be met by the employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.)*

Work may be performed outdoors in all weather conditions. It may also be performed inside industrial use buildings. It may involve working amid high noise levels, near heavy machinery with moving mechanical parts, electrical currents, working in high places or in confined spaces, in conditions such as high humidity, fumes, odors, dust, mists, gases, poor ventilation, and exposure to chemicals.

**EQUIPMENT OPERATION:** *(Any one position may not use all of the tools and equipment listed nor do the listed examples comprise all of the tools and equipment that may be used in positions allocated to this classification.)*

Forklift	Sand Blaster	Small Tractor
Tamper	Vacuum Cleaner	Front End Loader
Hand and Electrical Tools	Weed Trimmer	Generator
Concrete Saw	Welding Equipment	Backhoe
Man Lift	Ice Smoothing Vehicle	Service Truck
Snowblower	Sand and Salt Spreader	Air Compressor
Jackhammer	Post Hole Digger	Power Nailer
Hot Tar Machine	Floor Buffer and Sander	Power Steamer
Electrical, Electronic, Pneumatic and Air Conditioning Test Equipment		

Previous Revision Date(s): 6/29/95  
10/29/98  
3/29/01  
8/29/13

**MAINTENANCE REPAIRER II-FACILITIES MANAGEMENT  
PHYSICAL REQUIREMENTS**

<b>Physical Requirements</b>	<b>EXAMPLES OF RELATED JOB DUTIES</b>	<b>Rarely 1-5%</b>	<b>Occasionally 6-33%</b>	<b>Frequently 34-66%</b>	<b>Continuously 67-100%</b>
Standing	Installing doors, windows, repairing drywall and doing various maintenance activities on buildings at shoulder height.			X	
Walking	Fixing repairs throughout the buildings, gathering tools and going to/from truck to get needed equipment.		X		
Sitting	Driving from jobsite to jobsite, working on computer or can occur while working on equipment for long durations.		X		
Lifting	Raising and lowering an object weighing up to 120 lbs.			X	
Carrying	Transporting an object up to 200 lbs a distance of up to 10 feet.		X		
Pushing/ Pulling	Pushing/pulling and object up to 100 lbs a distance of up to 50 feet.		X		
Climbing	Getting in and out of vehicles, climbing stairs and climbing ladders.		X		
Balance	Working in confined areas, working on ladder, working on roof, working on uneven terrain.			X	
Stooping	Working on projects at lower heights, accessing awkward, hard to reach areas.	X			
Kneeling	Laying/repairing various flooring including tiling, concrete work and asphalt.		X		
Crouching	Installing roofing, tiling, patching walls or placing rollers under furniture.		X		
Reaching	Replacing doors, changing ceiling tiles, hanging pictures, boarding up houses, changing lights and unlatching ladder lock at 71" height.			X	
Hand Usage	Tool manipulation, shoveling, tiling, laying roofing, patching walls/roofs.				X
Crawling	Installing and repairing floors, roofs, doors and concrete.		X		

**MAINTENANCE REPAIRER II-STREETS DIVISION  
PHYSICAL REQUIREMENTS**

<b>Physical Requirements</b>	<b>EXAMPLES OF RELATED JOB DUTIES</b>	<b>Rarely 1-5%</b>	<b>Occasionally 6-33%</b>	<b>Frequently 34-66%</b>	<b>Continuously 67-100%</b>
Standing	Mopping, directing traffic, raking/shoveling concrete, reading grade and sighting forms.			X	
Walking	Getting to job locations, moving barricades, tampering, dragging burlap and gathering materials.		X		
Sitting	Driving to jobsite and operating front loader.	X			
Lifting	Raising and lowering an object weighing up to 200 lbs.			X	
Carrying	Transporting an object up to 95 lbs a distance of up to 50 feet.		X		
Pushing/ Pulling	Pushing/pulling and object up to 50 lbs a distance of up to 50 feet.		X		
Climbing	Getting on and off various vehicles, climbing into back for truck.	X			
Balance	Walk on uneven terrain, wet terrain, walk in wet concrete and balance on 2x8/2x6 surrounding the concrete.			X	
Stooping	Walk on uneven terrain, wet terrain, walk in wet concrete and balance on 2x8/2x6 surrounding the concrete.			X	
Kneeling	Process of forming the location for the concrete pour and finishing the concrete with screed board.		X		
Crouching	Performed throughout the concrete tear out process, forming the concrete pour and sighting forms.		X		
Reaching	Loading/unloading materials, mopping asphalt, brooming concrete and jointing concrete.			X	
Hand Usage	Utilizing hand tools and equipment such as: Jack Hammer, concrete saw, sledge hammer, tamper, concrete, edger, shovel, lute, screed board.				X
Crawling	Process of forming the location for the concrete pour and finishing the concrete with screed board.		X		