

Class Specification
for the Class:

BUILDING MAINTENANCE SUPERVISOR I
F109; BU:02

Duties Summary:

Supervises a group of several building maintenance workers and/or other equivalent tradespersons in the maintenance and repair of buildings, wharves, paved areas and other related structures; and performs other related duties as assigned.

Distinguishing Characteristics:

This class differs from that of Building Maintenance Worker II in that the Building Maintenance Supervisor plans, lays out, and inspects the work of a group of building maintenance workers, and/or equivalent workers, on a full-time basis and only occasionally may perform skilled building maintenance work; whereas the Building Maintenance Worker II spends a majority of the work time in performing building maintenance work and, in addition, supervises the work of several fully competent building maintenance workers.

Examples of Duties:

Plans, lays out, assigns, and inspects the work of a group of building maintenance workers and/or other equivalent trades workers engaged in the maintenance and repair of buildings, wharves, paved areas and other structures; inspects buildings, structures, equipment and grounds to locate conditions needing maintenance and schedules a preventive maintenance program; receives work orders for needed repairs and assigns personnel to perform repairs; inspects work in progress for proper workmanship and compliance with safety practices; estimates labor, materials and equipment required for maintenance and repair jobs; requisitions equipment and materials; evaluates the work of subordinates and conducts on-the-job training as required; prepares operational reports on maintenance activities.

Minimum Qualification Requirements:

Experience and Training: Eight years of work experience in performing a variety of building maintenance repair work of which four years shall have been as a fully competent worker and including one year of supervisory work experience which included planning and scheduling the work of other fully competent workers, assigning

and reviewing their work, and providing training.

Knowledge of: Basic practices and methods in the repair of buildings, including safety procedures; common tools, equipment and materials used in the carpentry, plumbing, painting and electrical trades; electro-mechanical appliances used in homes and other buildings; principles and practices of supervision.

Ability to: Plan, lay out, assign, and review the work of a group of several building maintenance and/or other equivalent trades workers; develop a schedule of preventive maintenance, and determine the need for building repairs; use hand tools utilized in a variety of building trades; read blueprints and sketches; estimate time and materials needed to perform maintenance and repair jobs; and keep records and make reports; understand and follow oral and written instructions; deal effectively with other supervisory levels, in organizing and expediting work, and responding to emergencies.

Physical and Medical Requirements:

Applicants must be physically able to perform, efficiently and effectively, the essential duties of the position which typically require the ability to read without strain printed material the size of typewritten characters, glasses permitted, and the ability to hear the conversational voice, with or without a hearing aid, or the ability to compensate satisfactorily. Handicaps in these or other areas will not automatically result in disqualification. Those applicants who demonstrate that they are capable of performing the essential functions of the position will not be disqualified under this section.

Any condition which would cause applicants to be a hazard to themselves or others is cause for disqualification.

Any disqualification under this section will be made only after a review of all pertinent information including the results of the medical examination, and requires the approval of the VP/Director of Human Resources.

Mental/Emotional Requirements:

All applicants must possess emotional and mental stability appropriate to the job duties and responsibilities and working conditions.

This is an amendment to the class specifications for the class, BUILDING MAINTENANCE SUPERVISOR I, to include the mental/emotional requirement, effective April 16, 2005.

This is the first specification for the new class BUILDING MAINTENANCE SUPERVISOR I.

Reviewed for currency and updated on April 13, 1983.

This class is adopted from the State of Hawaii, relative to the transfer of classification and compensation jurisdiction to the Hawaii Health Systems Corporation, effective July 1, 1998, pursuant to Act 262, Session Laws of Hawaii, 1996.

APPROVED: _____
JANICE WAKATSUKI
VP/Director of Human Resources