

PART I

HAWAII HEALTH SYSTEMS CORPORATION
STATE OF HAWAII

Class Specification
for the Class:

BUILDING MAINTENANCE WORKER II

Job Code: 10.245, Pay Grade: WS09

Bargaining Unit 1

Duties Summary:

Supervises and participates in a variety of skilled maintenance and repair work in the upkeep of buildings, residences, and other structures and in the maintenance and repair of equipment and facilities housed in such structures; and performs other related duties as assigned.

Distinguishing Characteristics:

This class differs from that of Building Maintenance Worker I in that the Building Maintenance Worker II, in addition to performing building maintenance work, supervises the work of several fully competent building maintenance workers as a continuing work assignment, including setting the pace and quality of workmanship and demonstrating proper work methods; whereas the Building Maintenance Worker I performs skilled maintenance work in the repair of buildings, residences and structures and equipment and facilities housed therein and may occasionally lead the work of building maintenance workers but confines supervision mainly to building maintenance helpers and other semiskilled or unskilled workers.

This class differs from that of Building Maintenance Supervisor in that the Building Maintenance Worker II spends a majority of the work time in performing skilled building maintenance work and, in addition, supervises the work of several fully competent building maintenance workers; whereas 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.

Examples of Duties:

Plans, lays out, schedules and assigns the work of building maintenance workers from work orders received by supervisors or project managers; instructs subordinates and demonstrates proper work methods; checks and inspects buildings, structures, equipment and facilities for needed repairs; estimates material and labor costs; makes oral and written reports; requisitions materials; inspects work in progress and upon completion for proper workmanship; works alongside subordinates to set pace and

quality of workmanship; replaces termite infested or rotted lumber such as sidings, floorings, joists, door jambs and steps; installs or replaces window sashes, screen frames, window balancers, screen doors, sink tops, locks and latches; repairs roofs with mineral surface paper, corrugated iron or other roofing materials; performs electrical work under the supervision of a licensed electrician (e.g., repairs or replaces electrical outlets, switches, lamp holders, heaters, electric motors, fuel pumps, transformers and relays); performs plumbing work under the supervision of a licensed plumber (e.g., replaces water lines, and plumbing fixtures such as water closets, faucets, and valves); replaces and patches cement floors, asphalt tile and linoleum flooring and asphalt concrete walks and drives; paints doors, walls, floors and furniture; unclogs drains, toilets and drainage systems; and supervises and participates in the emergency repair of water mains and sewer lines. May perform reading of instruments/gauges/valves for water pumps, electric motors, regulators, timing mechanisms, compressors, generators, etc.

Knowledge and Abilities Required:

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.

Ability to: Plan, lay out, assign and review the work of other skilled building maintenance workers; 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; make mechanical repairs to electrical and plumbing equipment, appliances and facilities housed in buildings; understand and follow oral and written instructions.

This is an amendment to the class specifications for the class, BUILDING MAINTENANCE WORKER II, to amend Part I and move the Minimum Qualification Requirements to Part II effective May 15, 2026.

APPROVED: May 15, 2026

JUANITA LAUTI
Vice President & Chief Human Resources Officer