

MAINTENANCE CUSTODIAN/FLOATER

JOB SUMMARY

The incumbent of this class performs routine building custodial and janitorial tasks. He/she maintains buildings and surrounding grounds in a clean and neat condition. Work is performed in accordance with standardized procedures or prior instruction.

SUPERVISION RECEIVED

The incumbent receives close guidance from a superior or work leader. Work is reviewed while in progress and upon completion for accuracy and compliance with instructions.

SUPERVISION GIVEN

The incumbent does not give supervision to others.

PRINCIPAL DUTIES

1. Cleans and polishes floors located in corridors, elevators, walls, stairwells, lavatories, storerooms, and other areas by sweeping, dry mopping, scrubbing, waxing and polishing, using a variety of hand implements and equipment, such as: brooms, mops, vacuum cleaners, floor scrubbers, floor buffers, etc.
2. Keeps rest rooms clean by sweeping, scrubbing and waxing floors; disinfects and deodorizes lavatories, urinals and toilet bowls; washes sinks, mirrors and fountains; maintains in a clean and sanitary condition.
3. Performs routine custodial and janitorial tasks, such as: emptying waste baskets, washing windows, emptying trash compactors, lifting containers and carrying them out of buildings, vacuuming rugs and carpets, stripping wax from floors, assisting tenants in moving furniture, and similar tasks.
4. Applies appropriate solvents and solutions, such as detergents, soaps, scouring powders, waxes, polishes, etc.
5. Maintains grounds by selecting the proper tools, implements or equipment to perform a variety of tasks, such as pruning shrubs and trees, re-seeds bare spots in lawns, removing snow and ice, picking papers and debris, cutting and raking grass and other landscaping duties.
6. Performs minor building/grounds maintenance, assigned by team leader or work order, such as: replacing frayed cords on appliances, replacing locks, inserting window panes, oiling or lubrication hinges, adjusting various pieces of cleaning equipment.
7. Cleaning offices, including rugs, dusting furniture and washing windows.
8. Performs other related duties as directed by supervisor.
9. May work staggered shifts depending on the needs of the Fall River Housing Authority.

KNOWLEDGE, SKILLS AND ABILITIES

1. Knowledge of methods and practices used in janitorial or custodial work.
2. Knowledge of proper use of variety of special cleaning and sanitizing solutions and solvents.
3. Ability to read signs and follow oral and written instruction.
4. Ability to use common cleaning tools and equipment.
5. Ability to perform building custodial tasks under supervision.
6. Ability to lift and move heavy furniture, supplies and equipment.
7. Ability to operate lawn-care and snow removal equipment.
8. Knowledge of basic maintenance of buildings.

REQUIRED TRAINING AND EXPERIENCE

The nature of this work does not require any prior training or experience. A candidate should be in good physical condition, and should be able to demonstrate an ability to understand oral and written instructions.

Good physical health and manual dexterity is called for in the performance of work.

Requires possession of a valid Massachusetts driver's license and own vehicle.

PHYSICAL REQUIREMENTS

1. Excessive bending, stooping, twisting, climbing, walking, and kneeling, while carrying five (5) pound weights, ten (10) times in five minutes.
2. Pushing and pulling of floor machinery – maximum 100 pounds.
3. Pushing and pulling outside equipment (i. e. lawn mowers, snow blowers, etc.) maximum 250 pounds.
4. Lifting seventy-five (75) pounds from waist to overhead.
5. Ability to walk up and down thirty (30) foot ladder fifteen (15) times per hour.
6. Ability to drive and turn non-power steering lawn mower and small truck.