



Building/Property Maintenance and Manager CIP Code 46.0401

Introduction – Program of Study

The field of Building Maintenance offers many opportunities for people who enjoy having and applying a wide range of practical and mechanical knowledge and skills in their work. The Building/Property Maintenance individual must have an aptitude for maintaining mechanical systems, possess very good problem solving skills, and have the ability to think and apply knowledge quickly.

Apartments and mobile homes require workers to make regular, general repairs such as carpentry, painting, plumbing, electrical work, appliance repair, and masonry. Large complexes of condominiums may need to protect residents from the elements such as snow plowing and de-icing drains, leaf clearance, exterminating pests; and maintaining the health and safety of recreational equipment such as swimming pools, exercise gyms, and spas. Commercial and industrial building maintenance specialists must have the skills to repair and service commercial and industrial building systems such as air conditioning, heating, plumbing, electrical, major appliances, and other mechanical systems.

Large public buildings require maintenance workers to perform day to day cleaning and complete preventive maintenance tasks. Housekeeping workers may not only be expected to keep the building clean, but also to be aware of safety and security procedures and have good customer or resident service skills. Other workers may be required to ensure building and health inspection codes. These workers have the capability to work in a variety of buildings including schools, sports complexes, hospitals, and apartment buildings.

Advancement in Building/Property Maintenance occurs with experience, training, certifications, and added responsibility. While building workers carry out a variety of general repair and maintenance tasks, they can advance to a facility coordinator or manager. This individual may organize the duties of the maintenance staff, coordinate security and safety procedures, monitor plumbing, lighting, and other systems and determine if the needs of the building will change over time. The facility coordinator manager is often the point of contact between the building staff and contracted workers or companies who service precise building systems such as boilers, exterior window washing, security systems, and elevators.

Many companies prefer hiring workers with a broad range of skills rather than skills in just one

or two trades, so the future opportunities in building maintenance are for people with wide skill sets. New challenges in building maintenance now include green concepts. Green Schools Initiatives encourage school districts to construct or renovate school buildings that will cost less to operate and will provide healthier learning environments for students. New materials in building maintenance will include environmentally friendly cleaning supplies. Future building maintenance green practices will significantly reduce or eliminate the negative impact of buildings on the environment and the building's occupants. Practicing preventive maintenance is a must to keep costly breakdowns to a minimum in building maintenance. Qualified, skilled, Building/Property Maintenance individuals will find work in this hands on approach of work essential to maintaining all facilities in the American society.

Assumptions of this Program of Study

High quality programs should meet the following standards:

1. Promote positive working relationships.
2. Implement a curriculum that fosters all areas of skill development
3. Use appropriate and effective teaching approaches.
4. Provide ongoing assessments of student progress.
5. Employ and support qualified teaching staff.
6. Establish and maintain relationships and use resources of the community.
7. Provide a safe and healthy learning environment.
8. Implement strong program organization and supervision policies that result in high quality teaching and learning.
9. Integrate academic skills and aptitudes necessary for postsecondary education, gainful employment and a foundation of lifelong learning.

CIP Code

46.0401 Building/Property Maintenance and Manager

This is an instructional program that prepares individuals to apply technical knowledge and skills in the maintenance and repair of residential, office, apartment buildings and other commercial buildings. Instruction includes the basics of carpentry, millwork, plumbing, painting, glazing, electricity, plastering, welding, minor sheet metal, concreting, bricklaying, tile setting, hardware usage, heating, ventilation, waterproofing, roofing and record keeping.

For more information, contact:

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