

CAREER PROFILES

Janitors, Caretakers, and Building Superintendents:

Janitors, Caretakers, and Building Superintendents clean and maintain the interior and exterior of commercial, institutional, and residential buildings and their surrounding grounds. They may also fix any minor mechanical and electrical problems on the grounds.

Wage/Salary Information:

\$36,673.40 is the median annual salary found locally.

\$17.63/hour is the median wage reported locally.

Commonly Listed Skills in Job Postings:

- Detail oriented
- Teamwork
- Oral and written communication
- Work independently
- Self-motivated
- Customer service oriented
- Cleaning
- Organizational skills
- Problem solving
- Adaptability
- Management
- Time management
- Forklift driving
- Manual dexterity
- Heavy equipment operation

Job Duties:

Janitors, Caretakers, and Building Superintendents operate industrial vacuum cleaners to remove scraps, dirt, heavy debris, and other refuse. Janitors, Caretakers, and Building Superintendents wash windows, interior walls, and ceilings, empty trash cans and other waste containers, sweep, mop, scrub and wax hallways, floors and stairs, clean snow and ice from walkways and parking areas, cut grass and tend grounds, and clean and disinfect washrooms and fixtures. They adjust and make minor repairs to heating, cooling, ventilating, plumbing, and electrical systems, and perform other routine maintenance jobs such as painting and

drywall repair. Janitors, Caretakers, and Building Superintendents also ensure that security and safety measures are in place in the establishment.

Working Conditions:

Most office buildings are cleaned when they are empty, which means that many cleaners work evening hours, though some cleaners, such as school and hospital custodians, work during the day. When there is a need for 24-hour maintenance, janitors may be assigned to shifts.

Caretakers and superintendents can often set their own hours and work methods as long as the building is well maintained.

Most full-time janitors and cleaners work about 40 hours a week and part-time cleaners often work evenings and on weekends. Janitors, caretakers and superintendents usually work in heated, well-lit buildings. However, they sometimes work outdoors to sweep walkways, mow lawns or shovel snow.

These workers can spend much of their time on their feet, sometimes lifting and pushing heavy furniture and equipment. Many tasks, such as dusting and sweeping, require bending and stretching and workers often use noisy cleaning equipment. Some tasks, such as cleaning bathrooms and trash rooms, can be dirty and mildly unpleasant.

Working conditions for janitors have changed somewhat in recent years, as many employers have begun to use better-designed equipment, including lightweight mopping systems, as well as more environmentally friendly products.

Many employers are altering their cleaning procedures to reflect the need to protect the environment, so the chemicals and procedures are more environmentally safe and user-friendly than in the past.

Some caretakers and building superintendents live in the buildings where they work, providing on-call service. While many enjoy dealing with the people who live or work in the building, they usually work alone and are responsible for calling in more specialized maintenance help when required.

Workers enjoy the independence that comes with being solely responsible for the upkeep of their building or area of responsibility, and take pride in doing their job well.

Career Pathways:

Entry-level positions include janitorial and cleaning positions. Progression towards supervisory cleaning positions is possible with additional training or experience. As well, some experienced workers may open their own company.

Some building caretakers may take on more building management responsibilities with experience and training, such as the administrative tasks of advertising vacancies, enforcing residential tenancy laws, and processing security deposit refunds. Experienced Caretakers and

Building Superintendents can go on to property management or building management positions.

Workers in this field are employed by office and apartment building management companies, condominium corporations, educational institutions, health care facilities, recreational and shopping facilities, religious establishments, and industrial and other establishments. Below are potential career pathways for Janitors, Caretakers, and Building Superintendents:

- Building Caretaker
- Building Superintendent
- Concierge, Apartment Building
- Custodian
- Handyman/Woman
- Heavy-Duty Cleaner
- Industrial Cleaner
- Plant Cleaner
- School Janitor

Check out more possible career pathways on [WEexplore](#).

Education and Training Pathways:

There is currently no formal training program for this career. Employers may provide on the job training to teach the skills and competencies needed for the job.