

OFFICE OF THE COMPTROLLER, CITY OF NEW YORK  
BUILDING SERVICE EMPLOYEE PREVAILING WAGE SCHEDULE

Independence Day  
Labor Day  
Columbus Day  
Thanksgiving Day  
Day after Thanksgiving  
Christmas Day

**Vacation**

Less than 6 months of work.....no vacation  
6 months of work.....three (3) days  
1 year of work.....ten (10) days  
5 years of work.....fifteen (15) days  
15 years of work.....twenty (20) days  
21 years of work.....twenty-one (21) days  
22 years of work.....twenty-two (22) days  
23 years of work.....twenty-three (23) days  
24 years of work.....twenty-four (24) days  
25 years or more of work.....twenty-five (25) days  
Plus two Personal Days per year.

**Sick Leave:**

10 sick days per year.  
Unused sick leave paid in the succeeding January, one full day pay for each unused sick day.

If, pursuant to U.S. Centers for Disease Control and Prevention, NYS Department of Health, and/or NYC Department of Health and Mental Hygiene guidelines, an Employer directs an employee or employees to self-quarantine or self-isolate because of a worksite exposure to COVID-19, such employee will be paid two (2) weeks of paid leave without reduction of any such affected employee's existing paid leave entitlements.

(Local #32 B/J)

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**BUILDING CLEANER AND MAINTAINER (RESIDENTIAL)**

**Residential Building Handyperson**

(Includes all building service employees that, by training and experience, possess a certain amount of mechanical or technical skill and devote more than fifty (50) percent of their working time in a building to work involving such skills.)

Effective Period: 7/1/2021 - 12/31/2021

Wage Rate per Hour: **\$29.08**

Supplemental Benefit Rate per Hour: **\$13.71**

Supplemental Note: for new hire 0-3 months of employment - \$0.00

Effective Period: 1/1/2022 - 6/30/2022

Wage Rate per Hour: **\$29.08**

Supplemental Benefit Rate per Hour: **\$14.26**

Supplemental Note: for new hire 0-3 months of employment - \$0.00

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**Residential Building Cleaner/Porter, Doorman, Elevator Operator**

(Includes all building service employees that keep buildings in clean and orderly condition, provide services to assist tenants such as with elevators, mail, keys and opening doors, and screen and announce visitors.)

Effective Period: 7/1/2021 - 12/31/2021

Wage Rate per Hour: **\$26.45**

Supplemental Benefit Rate per Hour: **\$13.71**

New Hire Wage Rate per Hour:

0-21 months of employment - **\$19.84**

22-42 months of employment - **\$ 22.48**

New Hire Supplemental Benefit Rate per Hour:

0-3 months of employment - **\$0.00**

4-12 months of employment - **\$10.39**

13-24 months of employment - **\$13.46**

Effective Period: 1/1/2022 - 6/30/2022

Wage Rate per Hour: **\$26.45**

Supplemental Benefit Rate per Hour: **\$14.26**

New Hire Wage Rate per Hour:

0-21 months of employment - **\$19.84**

22-42 months of employment - **\$ 22.48**

New Hire Supplemental Benefit Rate per Hour:

0-3 months of employment - **\$0.00**

4-12 months of employment - **\$10.84**

13-24 months of employment - **\$14.01**

For all BUILDING CLEANER AND MAINTAINER (RESIDENTIAL) titles:

New Hire: Shall be defined as an employee who has not worked any hours with the Employer or at the Facility during the previous six-month period.

Months of Employment: Shall be defined as an Employee's total length of service with the Employer or at the Facility, whichever is greater.

Vacation Relief Employee: Employees hired to replace vacationing employees only, may be paid 60% of wage and no benefits for up to 5 months.

The paid holidays, vacation and sick leave listed below must be paid or provided in addition to the hourly supplemental benefit rate.

**Overtime Description**

Supplemental Benefits shall be paid for each hour paid, up to forty (40) paid hours per week.

**Overtime**

Time and one half the regular rate after an 8 hour day.

Time and one half the regular rate for work on a holiday plus the day's pay.

Time and one half the regular hourly rate after 40 straight time hours in any work week.

**Paid Holidays**

New Year's Day

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Martin Luther King Jr. Day  
President's Day  
Memorial Day  
Independence Day  
Labor Day  
Columbus Day  
Election Day  
Thanksgiving Day  
Christmas Day

**Vacation**

6 months.....three (3) days  
1 year.....ten (10) days  
5 years.....fifteen (15) days  
15 years.....twenty (20) days  
21 years.....twenty-one (21) days  
22 years.....twenty-two (22) days  
23 years.....twenty-three (23) days  
24 years.....twenty-four (24) days  
25 years.....twenty-five (25) days  
Plus two Personal Days per year.

**SICK LEAVE**

After 1 year of service.....ten (10) days per year

If, pursuant to U.S. Centers for Disease Control and Prevention, NYS Department of Health, and/or NYC Department of Health and Mental Hygiene guidelines, an Employer directs an employee or employees to self-quarantine or self-isolate because of a worksite exposure to COVID-19, such employee will be paid two (2) weeks of paid leave without reduction of any such affected employee's existing paid leave entitlements.

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**BUILDING HVAC SERVICES OPERATOR**

**Engineer (Refrigeration)**

Effective Period: 7/1/2021 - 12/31/2021

Wage Rate per Hour: **\$45.17**

Supplemental Benefit Rate per Hour: **\$21.56**

New Hire Wage Rate: First 2 years of employment as an Engineer in the industry - **\$40.65**

New Hire Supplemental Benefit Rate: First 2 years of employment as an Engineer in the industry - **\$21.35**

Effective Period: 1/1/2022 - 6/30/2022

Wage Rate per Hour: **\$46.53**

Supplemental Benefit Rate per Hour: **\$22.57**

New Hire Wage Rate: First 2 years of employment as an Engineer in the industry - **\$41.88**

New Hire Supplemental Benefit Rate: First 2 years of employment as an Engineer in the industry - **\$22.36**