

**HUD-52158
Maintenance Wage Rate Determination**

**U.S. Department of Housing and Urban Development
Office of Davis-Bacon and Labor Standards**

Issuance of a Maintenance Wage Rate Determination to a Public Housing Agency, Tribally Designated Housing Entity, or the Department of Hawaiian Home Lands (collectively "Local Contracting Agencies" or "LCAs") does not require the LCA to submit any materials to HUD upon receipt. Issuance of this form sets an obligation on the receiving LCA to pay no less than the HUD-determined or adopted prevailing wage rates to maintenance laborers and mechanics employed in the LCA's operation of certain Public and Indian housing projects. This requirement is set by statute pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended (42 USC § 1437j(a)), and Sections 104(b) and 805(b) of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), as amended (25 USC § 4114(b) and 25 USC § 4225(b), respectively.)

Agency Name: San Diego Housing Commission 1122 Broadway, Suite 300 San Diego, CA 92101	DBLS Agency ID No: CA063	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
	Effective Date: 07/01/2024	Expiration Date: 06/30/2026

The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended (Public Housing Agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-Determination Act of 1996, as amended (Tribally Designated Housing Entities), or pursuant to Section 805(b) of the Native American Housing Assistance and Self-Determination Act of 1996, as amended (Department of Hawaiian Home Lands). The Agency and its contractors shall pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.

MARLON GIBO

Digitally signed by MARLON GIBO
 DN: CN = MARLON GIBO C = US, O = U.S. Government OU = Department
 of Housing and Urban Development, O Role of Field Policy and Management
 Date: 2024.04.30 14:42:15 -10107

04/30/2024

DBLS Staff Signature

Date

Marlon Gibo, Labor Standards Specialist

Name and Title

WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
MAINTENANCE AND REPAIR WORKERS (BLS: 49-9071)	\$23.23	\$6.51
MAINTENANCE WORKERS, MACHINERY (BLS: 49-9043)	\$32.01	\$8.98
CARPENTER - LIGHT COMMERCIAL (DIR: SD-23-31-4-2024-1A)	\$34.85	\$25.40
ELEVATOR CONSTRUCTOR (DIR: SC-62-X-999-2024-1)	\$66.63	\$45.24
FIRE ALARM SYSTEM MECHANIC (SCA: 23290)	\$29.51	\$8.27
FIRE EXTINGUISHER REPAIRER (SCA: 23310)	\$26.42	\$7.41
JANITORS AND CLEANERS (BLS: 37-2011)	\$17.60	\$4.94
LANDSCAPE MAINTENANCE LABORER (DIR: SC-LML-2024-1)	\$16.85	\$0.34
MAINTENANCE COORDINATOR (SDHC STAFF)	\$34.49	\$17.41
MAINTENANCE TECHNICIAN (SDHC STAFF)	\$23.37	\$11.80
PEST CONTROLLER (SCA: 99410)	\$20.89	\$5.86
SITE CLEANER (SDHC STAFF)	\$17.02	\$8.60

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Date: 2024.04.30 13:35:51 -10'00'

04/30/2024

DBLS Staff Signature

Marlon Gibo, Labor Standards Specialist

Date

Name and Title

WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
CARPENTER - GROUP 4 (CARP0619-003)	\$38.47	\$16.28
CEMENT MASON/CONCRETE FINISHER GROUP 1 (PLAS0500-001)	\$26.34	\$19.77
DRYWALL INSTALLER/LATHER (CARP0619-002)	\$42.80	\$16.28
ELECTRICIAN (ELEC0569-008)	\$40.50	\$8.18
GLAZIER (PAIN0036-012)	\$50.40	\$21.41
IRONWORKER (IRON0229-001)	\$42.53	\$26.26
LABORER (1) LABORER (LABO0089-001)	\$37.68	\$22.44
LABORER GROUP 2 (LABO0089-001)	\$38.37	\$22.44
MODULAR FURNITURE INSTALLER (CARP0721-001)	\$21.85	\$7.15
OPERATOR: POWER EQUIPMENT - GROUP 8 (ENGI0012-024)	\$56.79	\$32.80
PAINTER (PAIN0036-001)	\$38.52	\$18.64
PLUMBER (PLUM0016-011)	\$45.22	\$22.43
ROOFER (ROOF0045-001)	\$41.30	\$12.04
SHEET METAL TECHNICIAN (SHEE0206-001)	\$36.21	\$10.24
SOUND & COMMUNICATION TECHNICIAN (ELEC0569-004)	\$40.78	\$15.00
TILE LAYER/CARPET INSTALLATION (BRCA0018-004)	\$45.05	\$18.33



**HUD 52158 ATTACHMENT
CLASSIFICATION NUMBERS AND DESCRIPTIONS**

ROUTINE MAINTENANCE

WORK CLASSIFICATION – ROUTINE MAINTENANCE	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFITS
MAINTENANCE AND REPAIR WORKERS (BLS: 49-9071)	\$23.23	\$6.51
MAINTENANCE WORKERS, MACHINERY (BLS: 49-9043)	\$32.01	\$8.98
CARPENTER - LIGHT COMMERCIAL (DIR: SD-23-31-4-2024-1A)	\$34.85	\$25.40
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PEST CONTROLLER (SCA: 99410)	\$20.89	\$5.86
SITE CLEANER (SDHC STAFF)	\$17.02	\$8.60

DIR: CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, WAGE DETERMINATION 2024-1
SCA: SERVICE CONTRACT ACT, WAGE DETERMINATION 2015-5635, REVISION #23, 12/26/2023
BLS: U.S BUREAU OF LABOR STATISTICS, OCCUPATIONAL EMPLOYMENT AND WAGE STATISTICS, MAY 2023, SAN DIEGO MSA. www.bls.gov/oes/current/oes_41740.htm

BUREAU OF LABOR STATISTICS

37-2011 Janitors and Cleaners, Except Maids and Housekeeping Cleaners

Keep buildings in clean and orderly condition. Perform heavy cleaning duties, such as cleaning floors, shampooing rugs, washing walls and glass, and removing rubbish. Duties may include tending furnace and boiler, performing routine maintenance activities, notifying management of need for repairs, and cleaning snow or debris from sidewalk.

49-9043 Maintenance Workers, Machinery

Lubricate machinery, change parts, or perform other routine machinery maintenance. Excludes “Maintenance and Repair Workers, General” (49-9071).

49-9071 Maintenance and Repair Workers, General

Perform work involving the skills of two or more maintenance or craft occupations to keep machines, mechanical equipment, or the structure of a building in repair. Duties may involve pipe fitting; HVAC maintenance; insulating; welding; machining; carpentry; repairing electrical or mechanical equipment; installing, aligning, and balancing new equipment; and repairing buildings, floors, or stairs. Excludes “Facilities Managers” (11-3013) and “Maintenance Workers, Machinery” (49-9043).



SERVICE CONTRACT ACT

23290 Fire Alarm System Mechanic

The Fire Alarm System Mechanic inspects, tests, maintains, and repairs installed fire alarm detection and suppression systems in accordance with manufacturer's specifications and National Fire Protection Association standards, inspects fire alarm equipment visually and replaces defective components, tests initiating and signal circuits, detectors, and system transmitter, makes needed repairs, and checks pressure gauges on suppression system storage containers and recharges or replaces containers.

23310 Fire Extinguisher Repairer

The Fire Extinguisher Repairer performs the following duties: repairs and tests fire extinguishers in repair shops and in establishments, such as factories, homes, garages, and office buildings, Using hand tools and hydrostatic test equipment, this repairer dismantles extinguisher and examines tubings, horns, head gaskets, cutter disks, and other parts for defects, and replaces worn or damaged parts. Using hand tools, this repairer cleans extinguishers and recharges them with materials, (such as soda water and sulfuric acid, carbon tetrachloride, nitrogen or patented solutions); tests extinguishers for conformity with legal specifications using hydrostatic test equipment, and may install cabinets and brackets to hold extinguishers.

99410 Pest Controller

(Exterminator)

The Pest Controller sprays chemical solutions or toxic gases and sets mechanical traps to kill pests that infest buildings and surrounding areas, fumigates rooms and buildings using toxic gases, sprays chemical solutions or dusts powders in rooms and work areas, places poisonous paste or bait and mechanical traps where pests are present; may clean areas that harbor pests, using rakes, brooms, shovels, and mops preparatory to fumigating; and may be required to hold State license.

NON-ROUTINE MAINTENANCE

WORK CLASSIFICATION – NON-ROUTINE MAINTENANCE	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFITS
CARPENTER - GROUP 4 (CARP0619-003)	\$38.47	\$16.28
CEMENT MASON/CONCRETE FINISHER GROUP 1 (PLAS0500-001)	\$26.34	\$19.77
DRYWALL INSTALLER/LATHER (CARP0619-002)	\$42.80	\$16.28
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DAVIS-BACON WAGE DECISION CA20240001, MODIFICATION 4, 4/5/2024