

BUILDING EQUIPMENT MECHANIC**Nature of Work**

Under general supervision, performs full-performance experienced work maintaining and repairing a variety of equipment used in heating, cooling and general operation of public buildings. Performs related work as required.

Examples of Work

Installs, maintains and repairs equipment such as, air conditioners, heaters, walk-in and reach-in refrigerators, washers, dryers, water chillers and coolers, vent fans, vending machines, food preparation equipment (such as mixers, blenders, slicers, stoves and warmers, steam and hot water distribution lines), stationary boilers, compressors, generators, pumps, water filtration units and heat exchangers.

Operates stationary heating and cooling equipment such as air conditioning units, air compressors, and boilers to provide heating and cooling for buildings.

Performs chemical analysis of water in hot water and steam closed loop systems according to prescribed instructions; adds needed chemical agents to the water as indicated by test results.

Performs preventive maintenance on heating and cooling equipment such as tightening fan belts, changing filters, and providing lubrication.

Effects routine repairs to equipment by replacing motors, belts, seals, bearings blades.

Records data such as temperature, hours of operation and fuel consumed; requests supply of fuel in advance of running out, may use computer information for data.

Practices safety techniques and procedures on the job and in the shop to prevent fires and provide safety for self and others in the area; utilizes knowledge of the trade, knowledge of safety standards, signs, barricades and safety equipment (glasses, shoes, belts and masks).

Maintains necessary materials and time/man-hour accounting records of work performed; enters information on time card and job/work order.

Performs general building maintenance as required by replacing or installing plumbing and sprinkler systems; delimes hot water heaters and water coolers.

Examines heating and cooling systems and records meter readings at regular intervals to insure continuous, proper temperature throughout buildings or complexes.

Inspects heating and cooling equipment such as meters, safety valves, and pipes for loose connections, corrosion, or other defects and makes necessary repairs.

Reads meters and gauges to verify specified operating conditions.

BUILDING EQUIPMENT MECHANIC (CONT'D)**Examples of Work (cont'd)**

- Orders parts and materials necessary for installation, preventive maintenance, and repair of the equipment.
- May occasionally participate in the snow removal plan by removing snow and ice from building entrances, walks, runways, taxiways, roadways, parking areas, and other designated areas assigned by supervisor using motorized equipment and hand tools.
- May occasionally perform grounds maintenance including grass cutting and sod repair; uses hand mowers, riding mowers, backhoe, and dozer to complete assigned duties.

Knowledge, Skills and Abilities

- Knowledge of the operational characteristics of building equipment and repair procedures.
- Knowledge of various types of heating, ventilation, and cooling systems.
- Skill in following oral and written instructions.
- Skill in reading prints, schematic circuits and diagrams used in repairing equipment.
- Ability to use power and plumbing tools in the repair of building fixtures and facilities.
- Ability to install, perform preventive maintenance; and repair air conditioners, air compressors, generators, pumps and boilers used in heating and cooling of buildings and washers, dryers and refrigerators.
- Ability to read gauges and meters to monitor heating and cooling systems proper operation and to keep records of the readings and daily maintenance activities.
- Ability to apply safety practices and procedures when maintaining building electrical and mechanical equipment.

Minimum Qualifications

- Training No formal training required.
- Experience Three years of full-time or equivalent part-time paid experience in building equipment repair including work in heating, ventilation and cooling.
- Special Requirement Specific positions may require certification from a federal EPA approved testing organization as a certified technician required by the Clean Air Act on refrigerant recycling.

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