

Building Systems Technician

Job Code
3290N2

Job Title
Building Systems Technician

Pay Grade
20

CONCEPT:

This is skilled mechanical and electrical work in the operation and maintenance of building systems in order to control the environment in a building or building complex. Work involves monitoring, operating, and maintaining building systems equipment, recording appropriate readings and information, performing preventive and general maintenance on equipment, and performing emergency repair or adjustments to maintain system integrity. An incumbent determines the environmental needs concerning heating, cooling, humidity, and air flow.

TASKS:

- Determines environmental needs with regard to heating, cooling, humidity, and air flow by monitoring control centers and making systems changes.
- Monitors building systems equipment, maintains operating logs, and records gauge readings.
- Operates and maintains buildings systems equipment and performs necessary repairs and replacement of parts.
- Performs preventive maintenance on mechanical and electrical equipment, including pumps, air compressors, steam lines, and turbines; performs general plumbing and electrical work relating to equipment.
- Makes rounds of powerhouse at regular intervals, observing and adjusting equipment as needed.
- Performs emergency repairs or adjustments to maintain system integrity; summons skills craft workers as required.
- Answers service calls regarding heating and cooling problems and makes proper corrections as to thermostat setting or replacement, valve replacement, or damper adjustment.

LEVELS OF WORK

- Class Group consists of one class.

Minimum Requirements: Two years of experience in the following building mechanical trades: electrical, electronics, plumbing, power plant operation, boiler operation, HVAC, and electronic/pneumatic control repair. Education may be substituted for experience as determined relevant by the agency.

REF: 12/13