

---

**BUILDING EQUIPMENT MECHANIC, PS-07**

---

**FUNCTIONAL PURPOSE**

Performs involved trouble shooting and complex maintenance work on Building and Building Equipment systems, and preventive maintenance and preventive maintenance inspections of building, building equipment and building systems, and maintains and operates a large automated air conditioning system and a large heating system.

**DUTIES AND RESPONSIBILITIES**

1. Performs, on building and building equipment, the more difficult testing, diagnosis, maintenance, adjustment and revision work, requiring a thorough knowledge of the mechanical, electrical, and electronic, pneumatic, or hydraulic control and operating mechanisms of the equipment. Performs trouble shooting and repair of complex supervisory group control panels, readout and feedback circuits and associated mechanical and electrical components throughout the installation; locates and corrects malfunctions in triggering and other electromechanical and electronic circuits.
2. Observes the various components of the building systems in operation and applies appropriate testing methods and procedures to insure continued proper operation.
3. Locates the source of and rectifies trouble in involved or questionable cases, or in emergency situations where expert attention is required to locate and correct the defect quickly to avoid or minimize interruptions.
4. Installs or alters building equipment and circuits as directed.
5. Reports the circumstances surrounding equipment and failures, and recommends measures for their correction.

316

(Continued on Next Page)

---

BUILDING EQUIPMENT MECHANIC, PS-07

---

(Continued from Previous Page)

6. Performs preventive maintenance inspections of building equipment to locate incipient mechanical malfunctions and the standard of maintenance. Initiates work orders requesting corrective actions for conditions below standard; assists in the estimating of time and materials required. Recommends changes in preventative maintenance procedures and practices to provides the proper level of maintenance; assists in the revision of preventive maintenance checklists and the frequency of performing preventive maintenance routes. In instances of serious equipment failures, conducts investigation to determine the cause of the breakdown and to recommend remedial action to prevent recurrence.
7. Uses necessary hand and power tools, specialized equipment, gauging devices, and both electrical and electronic test equipment.
8. Reads and interprets schematics, blue prints, wiring diagrams and specifications in locating and correcting potential or existing malfunctions and failures.
9. Repairs electro-mechanically operated equipment related to the building or building systems. Repairs, installs, modifies, and maintains building safety systems, support systems and equipment.
10. Works off ladders, scaffolds, and rigging within heights common to the facility. Works under various weather conditions out doors.
11. Completes duties and tasks related to building equipment maintenance as required.
12. Observes established safety practices and requirements pertaining to the type of work involved; recommends additional safety measures as required.
13. In addition, may oversee the work of lower level maintenance employees, advising and instructing them in proper and safe work methods and checking for adherence to instructions; make in-process and final operational checks and tests of work completed by lower level maintenance employees.
14. Performs other job related tasks in support of primary duties.

317

(Continued on Next Page)

---

BUILDING EQUIPMENT MECHANIC, PS-07

---

(Continued from Previous Page)

**SUPERVISION**

Supervisor of unit to which assigned.

**SELECTION METHOD**

Senior Qualified when filled from preferred assignment register (PAR). Best Qualified when filled from promotion eligibility register (PER).

**BARGAINING UNIT**

BLDG/EQUIP MAINT

**KEY POSITION REFERENCE**

KP-0019

318

(End of Document)