

## Senior Equipment Maintenance Worker

Class Code	OT Status	EEO Category	Represented Status	Salary Grade	Effective Date	Status	Pages
	Non-Exempt	Service/Maintenance	PEU Local 1	64	03/29/07	Classified	1 of 2

### DEFINITION

To perform complex preventative maintenance and skilled and semi-skilled repair work to building mechanical equipment; and to respond to emergencies related to all District facilities.

### DISTINGUISHING CHARACTERISTICS

This is the advanced journey level class in the Equipment Maintenance Worker series. This class performs a full range of duties, possesses advanced technical expertise and is assigned specialized duties. All positions assigned to the class work independently, exercising judgment and initiative in performing complex maintenance and repair work on building mechanical equipment. This class is distinguished from the Equipment Maintenance Worker level by the successful performance of major mechanical repairs.

### SUPERVISION RECEIVED AND EXERCISED

Receives general supervision from the Building and Grounds Manager or Operations Supervisor.

May receive technical or functional supervision from higher level maintenance personnel.

### EXAMPLES OF DUTIES

Duties may include, but are not limited to, the following:

Replace and maintain motors, bearings, pumps, fan assemblies, thermostats, pulleys, modulating motors and control assemblers; set and service time clocks; check fire alarm systems and replace battery packs.

Perform skilled and semi-skilled preventative maintenance on variety of equipment; lubricate bearings and motors, change filters, lube and adjust dampers.

Respond to and resolve emergencies, such as power outages and water and gas leaks.

Blow down boilers; flush, clean and repair leaks.

Repair and replace faucets, flush valves, sink drains and drinking fountains; clean clogged drains and replace traps.

Assist contractors in performing a variety of electrical, plumbing, and mechanical maintenance.

Inventory supplies and equipment; prepare reports of work performed and materials used.

Maintain chemical balance of the water in the swimming pools; maintain cleanliness of pool facility; maintain log of water chemistry.

Back wash pool filter system and replace filter elements; adjust and repair automatic pool vacuums; shut down pools for winter.

Perform related duties as assigned.



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**MINIMUM QUALIFICATIONS**

Knowledge of:

Tools, equipment and procedures used in minor repair and adjustment of a variety of building facilities and equipment.  
 Principles and methods used in a program of preventative maintenance for mechanical equipment.  
 Bearing assembly, motor construction and air flow related dangers.  
 Motor rotation, pump assembly and servicing of emergency lighting.  
 The dangers of high voltage and safety procedures for cleaning underground vaults.  
 Methods, materials, tools and equipment used in swimming pool maintenance work.  
 Use and maintenance of a variety of power hand tools.

Skill to:

Inspect, locate and successfully repair plumbing and mechanical defects.  
 Perform mechanical maintenance and repair on motors, pumps and boilers.  
 Work independently in the absence of supervision.  
 Use skillfully the tools and equipment necessary in the repair and maintenance of mechanical equipment.  
 Establish and maintain cooperative work relationships with those contacted in the course of work.  
 Read and interpret blueprints and schematics.  
 Understand and follow oral and written instructions.

Experience and Training

Any combination of experience and training that would likely provide the required knowledge and skills is qualifying. A typical way to obtain the knowledge and skills would be:

Experience:

Five years of experience in building construction, maintenance or machinery trade.

Training:

Completion of formal or informal education sufficient to assure the ability to read and write at the level required for successful job performance, supplemented by training in a work-related trade school.

License or Certificate:

Possession of, or ability to obtain, an appropriate, valid California driver's license.