

HEATING AND VENTILATING MECHANIC II

THE PURPOSE of this position is to maintain, repair, replace and install operating components, equipment and systems in City of Milwaukee-owned buildings.

ESSENTIAL FUNCTIONS include:

- Maintain, repair or replace heating, ventilating and air conditioning (HVAC) equipment, including control components and building refrigeration systems;
- Maintain, repair or replace such equipment as electric motors, hydropneumatic and solid state components, filtration equipment and controls for steam and hot water heating systems;
- Maintain, repair or replace components in plumbing systems, such as, pumps, valves and piping;
- Set up, maintain, repair and/or replace other items such as mechanical equipment, machines, escalators, elevators, light fixtures, overhead doors and various controls;
- Assist with the development of a preventive maintenance program and working with the program;
- Fire and maintain proper operating pressures on hot water and steam boilers;
- Clean and oil all equipment;
- Clean boiler and machine rooms and perform other related functions as assigned.
- Use test instruments, palm tops, network terminals, zone terminals, laptops and other communication devices from local and remote locations to view, schedule, trend, troubleshoot, adjust, and override points.
- Test, operate, troubleshoot, set sensitivity, replace devices, assign devices and respond to fire, life and safety systems.

NOTE: To maintain, repair and replace items as described above requires that the worker be a fully qualified mechanic with a wide range of mechanical, electrical, plumbing, HVAC and general repair skills. Mechanics may have to work in any building owned by the City and used by any of the City departments. They are usually assigned and scheduled on a regular work week basis, but may rotate shifts from time to time; weekend and holiday work may also be required.

MINIMUM REQUIREMENTS:

1. Five years of full-time experience in the maintenance and repair of HVAC equipment for large building structures.

NOTE: Successfully completed technical training in heating, ventilating, air conditioning and humidity control at an accredited school may be substituted for up to two years of the required experience on a month-for-month basis (12 months of training = 12 months of full-time experience). Equivalent combinations of training, experience and job-related awards and certifications may also be considered.

2. Chloroflorocarbon (CFC) certification.
3. Valid driver's license at time of appointment and throughout employment. *Availability of a properly insured personal automobile for use on the job may be required at time of appointment for some positions (car allowance provided).*
4. *Valid National Institute for the Uniform Licensing of Power Engineers, Inc. (NIULPE) Fourth Class Stationary Engineer's Permit to Operate License.*
5. Residency in the City of Milwaukee within 6 months of appointment and throughout employment.

KNOWLEDGE & SKILL REQUIRED: Knowledge of and ability to work with computerized building management systems (e.g., Johnson Controls Metasys, Trane Tracer Summit, etc.) and stand alone controllers; knowledge of preventive maintenance programs; good mechanical ability and specialized knowledge of heating, cooling and ventilating equipment involving centrifugal, reciprocating and screw compressor chillers ranging from 6 to 600 ton capacity, pneumatic, electrical, electronic and digital controls and end devices; ability to read and interpret blueprints, plans, sequence's of operations, specifications; ability to move and transfer fifty pound items, climb ladders to thirty feet and work in confined spaces; ability to work independently with minimum direct supervision; and ability to function as part of a team and maintain good relations with employee, contractors and the public.