MECHANICAL PATROLPERSON

NATURE OF WORK

This is skilled work in the operation, maintenance, and repair of low pressure steam heating plant equipment and machinery and the patrolling of boiler rooms, mechanical rooms and related areas within the main campus, Ocean Sciences Centre and other University properties as well as the Health Sciences Complex.

Employees in this class patrol boiler rooms, mechanical rooms and related areas to inspect equipment operation and to maintain related machinery and equipment in good running order on an assigned day or rotating shift. Work also involves the safe and efficient operation and maintenance of a secondary hot water heating system, low pressure auxiliary electric steam boilers and related equipment and performing a variety of general maintenance duties as assigned. Employees of this class have opportunity for the exercise of some independent judgement and decision within well established regulations and policies. Work is supervised by a technical superior and reviewed through discussion and by observation of results obtained.

ILLUSTRATIVE EXAMPLES OF WORK

Inspects boilers, generators, compressors, pumps, evaporators, and other mechanical and electrical equipment for proper operation; makes necessary repairs to equipment; ensures adequate supply of water, gas, and oil; cleans filters and assists in preparing boilers for annual inspection, including complete cleaning and refitting of boilers.

Patrols boiler rooms, mechanical rooms and related areas within the main campus, Ocean Sciences Centre and other University properties as well as the Health Sciences Complex; checks on the operation of electrical and mechanical equipment; makes necessary adjustments and repairs to equipment; maintains correct pressures and temperatures.

Maintains log books; keeps records of fuel consumption, temperature, pressures, maintenance and related information.

Inspects and maintains emergency power equipment.

Cleans boilers and hot water heating tanks, boiler room, and related areas; greases and oils equipment.

Inspects and maintains emergency power equipment, fire alarms and sprinkling systems.

Responds to and investigates fire alarms throughout the University, Health Sciences Complex and Janeway Hospital and takes appropriate action; resets local fire alarms and reports action taken to Power Engineer 2nd class located at the Utilities Annex.

Responds to maintenance trouble calls; evaluates and assesses conditions; performs necessary repair or identifies and communicates requirements and priorities of repair work by trade workshops; discusses actions taken and planned with client groups.

Performs electrical maintenance and repair work; oils and adjusts electric motors; resets breaker switches.

Makes minor repairs to electrical and plumbing; performs some maintenance work, such as painting or carpentry.

Performs related work as required.

REQUIREMENTS OF WORK

Experience in power engineering supplemented by experience in maintenance, heating and repair services in a large building complex; graduation from high school; or any equivalent combination of experience and training which provides the following knowledge, abilities, and skills:

Knowledge of the operation of low pressure steam boilers, heating systems, and auxiliary equipment.

Knowledge of pertinent laws and regulations.

Knowledge of the tools, methods, and practices used in maintaining boilers and auxiliary equipment.

Knowledge of the methods, materials, tools and practices used in building, mechanical and electrical trades.

Knowledge of the structure, layout of plumbing and electrical wiring of the main buildings of the main campus, Health Sciences Complex and Ocean Sciences Centre.

Knowledge of air compressors, vacuum pumps, heating and air conditioning systems, ventilating systems and other special equipment.

Knowledge of the occupational hazards and safety precautions involved in the operation of low pressure and high temperature hot water heating plants and related equipment and in the repair and maintenance of mechanical and electrical equipment.

Ability to detect malfunctions in equipment operation and to effect necessary repairs or to take appropriate action.

Ability to maintain an up to date knowledge of current technology within the area, including computerized applications.

Ability to understand and follow oral and written instructions.

Ability to perform mechanical and utility repair work.

Possession of a valid third class power engineering certificate as issued by the Province of Newfoundland and Labrador.

Possession of a valid driver's license as issued by the Province of Newfoundland and Labrador.

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