

MAINTENANCE REPAIRPERSON**NATURE OF WORK**

This is skilled work in the troubleshooting, maintenance and repair of a variety of mechanical equipment and machinery, within the main campus, Ocean Sciences Centre, Health Sciences Centre and other University properties.

Employees in this class respond to routine and emergency calls, troubleshoot problems, determine required action and ensure related machinery and equipment is maintained in good running order. Work also involves monitoring and maintaining the correct levels of chlorine and alkalinity in the University swimming pool; and performing general maintenance on the large volume of domestic hot water tanks. Employees in this class follow work orders and exercise some technical independent judgement in troubleshooting problems and performing repairs. Work is supervised by a technical supervisor and reviewed through discussion and by the observation of results obtained.

ILLUSTRATIVE EXAMPLES OF WORK

Responds to routine and emergency calls on a variety of mechanical equipment; receives work orders; visits the site; evaluates and assesses conditions; and determines appropriate action including repair or involvement of other trades; discusses action taken and planned with client groups.

Inspects a variety of mechanical equipment including diesel generators, compressors, pumps; troubleshoots to determine the nature of the problem; makes necessary repairs; ensures adequate supply of oil, water and gas; and cleans lines, filters, etc.

Maintains heating systems; repairs or replaces leaky gaskets, seals, pump housing and flanges, bearings, bushings, impellers and shafts; realigns pumps and motors; and repairs leaky valves.

Maintains ventilation systems including exhaust fans and fume hoods; strips down units; and replaces bearings and bushings.

Maintains air conditioning equipment; performs Winter season lay up of the large chilled water systems following established procedure; performs the reverse procedure during the Spring to activate the units; responds to cooling problems; makes repairs to filters; and re-sets and checks water flow to units.

Performs repairs to the custodial equipment; replaces worn or broken parts on scrubbers, polishers, carpet shampooers, and vacuum cleaners.

Repairs kitchen equipment used in the main student dining areas including industrial steamers, pot washers, dishwashers, meat saws, steam boilers, stove fans and freezers; replaces worn parts; cleans coils; and adjusts controls.

Conducts daily checks on chlorine and alkalinity levels in the University swimming pool; follows established procedures in taking water samples and mixing chemicals to specified concentrations; and maintains the chemical pump, valves, agitator, flow metres to ensure chemicals are within the specified limits.

Maintains compressed air systems, fire alarm sprinkler compressors and laboratory control air

compressors; performs preventative maintenance including oil and filter changes.

Maintains domestic hot water systems, emergency generators and propane systems.

Performs related work as required.

REQUIREMENTS OF WORK

Experience in a variety of mechanical repairs supplemented by experience in maintenance and repair services in a large building complex; graduation from high school, supplemented by the successful completion of a mechanical trade (steam or pipe fitter); or any equivalent combination of experience and training which provides the following knowledges, abilities and skills:

Knowledge of the operation of heating, ventilation and air conditioning systems, and auxiliary equipment.

Knowledge of pertinent laws and regulations.

Knowledge of the tools, methods, and practices used in repairing and maintaining mechanical equipment.

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.

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

Ability to read mechanical blueprints.

Ability to understand and follow oral and written instructions.

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

Possession of a valid drivers license as issued by the Province of Newfoundland and Labrador.

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2003.03.10

Confirmed: 2004.01.15