

Building Operator

Department:	Facilities - Skilled Trades	Competition #:	22-SS-31
Campus:	South - Windsor	Classification:	Support Staff
Posting Type:	Internal/ External	Pay band:	I
Status:	Full-Time	Hourly Rate:	\$35.83 to \$41.52
Position Testing:	Yes	Hours Per Week:	40 Hrs./Wk. Monday to Friday, 1:30pm – 10:00pm
Clerical Testing:	No		
Start Date:	As soon as possible	Closing Date:	Monday July 4 th , 2022 at 4:30pm

St. Clair College is seeking an experienced and motivated professional who shares our commitment to quality and student success.

POSITION SUMMARY:

Under the direction of the Supervisor, Facilities Management, the incumbent's position is to perform work of a skilled and specialized nature in designing, modifying, fabricating, repairing, and replacing equipment related to the operation, maintenance, and installation of the College's physical structures, building systems, plant equipment and grounds. This position requires the technical skills for electrical/mechanical services including the maintenance of the powerplant, building HVAC, plumbing and electrical systems as required to support the ongoing safe operation of the College. This position helps to support the building lighting and lighting control systems and building automated control systems and to ensure that all work meets standards, building codes and government regulations. The incumbent shall provide excellent customer service to the College population. The incumbent may also perform other duties related to and assigned by the Manager, including providing assistance to other trades personnel.

CORE DUTIES & RESPONSIBILITIES:

Perform daily logs and record and update log sheets of all pertinent mechanical/electrical systems. Performs preventative maintenance according to CMMS. Analyse and attend to break down maintenance and enter in CMMS. Respond to tenant service requests (such as heating/cooling calls) and emergencies, in a professional manner, assist in the efficient and effective and successful control of all base building equipment such as but not limited to chillers, boilers, emergency generators, pumps and various air-handling systems.	40%
Assists in the college's plumbing and drainage system by documented routine and scheduled maintenance and repair of all plumbing/drainage systems and associated equipment. Perform minor repairs; replace washers; faucets; clear sinks; toilets and drains; clear grease traps/ sumps; re-pack valves; replace pumps/motors; reset breakers, etc.	15%
Maintains the College's HVAC, Refrigeration and Air Conditioning systems by documented routine and scheduled maintenance and repair of all associated equipment. Utilize BAS for trouble shooting and problem-solving equipment troubles, aligns various drive and driven components, change filters on all equipment, replace worn or broken fan or motor belts, sheaves, couplers, keyways and shafts as necessary.	15%
Start-up/shutdown and operation of major building equipment. Ensuring maximum energy efficiency, inspect/operate/maintain and repair mechanical/electrical.	10%
Track and keep inventory of all chemicals and their associates MSDS. Orders and receives testing and feed chemical, softener salt in a timely manner. Perform periodic chemical testing of various hydronic systems, glycol, and water softener. Monitor and adjust chemical feed and boiler and condenser blow down. Performs periodic fire pump tests, ATS/generator tests, and fire panel tests UPS systems as per applicable codes. Complete preventative/ demand maintenance tasks on HVAC, plumbing, mechanical and life safety systems.	5%
Ensure that mechanical rooms and all other work areas are kept in a safe, clean, and organized state. Including completing any required painting. Performs other related duties, including minor duties of other trades where certification is not required, and does not exceed the incumbent's own ability.	5%
Performs other related duties, including minor duties of other trades where certification is not required, and work does not exceed the incumbent's own limitations. Assist other trades such as electrician, plumber etc. Other duties as assigned by supervisor.	5%
Other duties as assigned.	5%

MINIMUM QUALIFICATIONS (SKILLS REQUIRED):

EDUCATION

The ideal candidate must have a 4th class Operating Engineer or Certificate of Qualification (Journey person status) with a Plumbing Certification or HVAC Technician and/or applicable education or experience. Natural gas fitter 1 or 2, Technical training with Building Automated System, ODP (Ozone Depletion Prevention) License, and/or a Propane License is considered an asset.

EXPERIENCE

Minimum 3 years' experience in the operation and maintenance of institutional/ commercial building operations including boilers, chillers, HVAC and plumbing systems and/or applicable education or experience. A general knowledge of other systems including electrical, air balancing, ice machine service, welding, pneumatics, clocks, blueprint reading, building automation systems and energy management. Computer literacy is required.

ANALYSIS & PROBLEM SOLVING

- Perform ongoing maintenance of building and ground.
- A section of the building is without heat.
- Fault with a building system during the weekend.

PLANNING/COORDINATING

- Plan for minor renovations/modifications to building and grounds.
- Generator testing.

Please forward your resume quoting the competition # by online application at <https://www.stclaircollege.ca/careers/apply>. This link includes those who have worked for the College within 1 year of this posting. Resumes must be received prior to the closing date and time.

All active internal applicants MUST apply through the St. Clair College online application system: <https://intranet.stclaircollege.ca/human-resources/job-application-form.html>

St. Clair College is committed to workplace diversity and provides accommodations to applicants with disabilities throughout our hiring process. If you require an accommodation, please contact Human Resources.