

DEL MAR UNION SCHOOL DISTRICT

CLASS TITLE: MAINTENANCE WORKER III

BASIC FUNCTION:

Under the direction of the Maintenance Supervisor, performs skilled work in the installation, maintenance, and repair of air conditioning, heating, refrigeration, electrical, fire alarm, plumbing, and basic structural building repairs.

REPRESENTATIVE DUTIES:

- Install, maintain and operate cooling, heating and refrigeration equipment.
- Monitor operation of equipment, including checks on VVT systems, thermostats, blowers, filters and other related components.
- Maintain schedule of periodic maintenance.
- Clean filters, change belts and make minor adjustments.
- Maintain operation and performance records of heating and cooling equipment.
- Arrange for servicing as needed.
- Diagnose faulty air conditioning equipment; read electrical schematics, plumbing schematics, mechanical schematics, inspect mechanical refrigeration components, temperature and pressure, safety circuits, filters, belts, and wiring components.
- Perform repairs to motors, relays, switches, starters, wiring and controls.
- Test and repair refrigerant and condensation systems; braze or solder tubing and lines; charge systems with refrigerant gas; replace compressors, condensers, valves and coils.
- Assure good air quality according to established procedures and requirements.
- Maintain equipment including cleaning, changing oil, rebuilding or replacing equipment as needed.
- Maintain service records and make recommendations for replacement.
- Perform electrical repairs/maintenance on lighting and equipment circuits.
- Schedule electrical outages to perform preventative maintenance on electrical systems.
- Perform plumbing repairs/maintenance on gas, water, and sewer utility lines.
- Maintain water regulators, valves and related equipment.
- Maintain fire alarm equipment, panels, devices and related equipment.
- Schedule/perform maintenance checks on fire alarm equipment, panels, devices and related equipment.
- Perform basic structural repairs on doors, windows and relating building components.
- Inspect, service, repair and maintain various types of gas heaters by cleaning orifices or by repairing or replacing controls or other parts.
- Estimate time and materials costs for projects as assigned.
- Perform related duties as assigned.

KNOWLEDGE AND ABILITIES:

KNOWLEDGE OF:

- Functions and operations of heating, cooling and refrigeration equipment.
- Materials, tools and methods used in the maintenance of heating, cooling and refrigeration equipment.
- Plumbing, electrical and air conditioning systems, circuitry, terms and materials.
- Applicable safety codes and standards.
- Federal and state regulations related to refrigerants.

ABILITY TO:

- Read blueprints and schematic diagrams.
- Follow oral and written directions.
- Prepare time and materials estimates.
- Use tools, materials and equipment involved with air conditioning, heating and refrigeration.
- Establish and maintain cooperative and effective working relationships with others.
- Work independently with little direction.

EDUCATION AND EXPERIENCE:

Two years of journey-level experience in HVAC.

LICENSES AND OTHER REQUIREMENTS:

- Valid California Driver's License.
- Refrigerant Recovery Certification.
- Knowledge of carrier HVAC systems.

WORKING CONDITIONS:

ENVIRONMENT:

- Indoor and outdoor work environment.
- Driving a vehicle to conduct work.
- Regular exposure to fumes, dust on odors.

PHYSICAL ABILITIES:

- Climbing ladders and working from heights.
- Lifting heavy equipment.
- Dexterity of hands and fingers to operate tools and equipment as assigned.
- Carrying, pushing or pulling.
- Walking.
- Reaching overhead, above the shoulders and horizontally.
- Bending at the waist, kneeling or crouching.
- Heavy physical labor.

HAZARDS:

- Chemicals.
- Working around and with machinery having moving parts.
- Working at heights.

TERMS OF EMPLOYMENT:

Valid Driver's License, Criminal Justice Department and Federal Bureau of Investigation Fingerprint Clearance, Physical and TB Clearance. Fingerprints and physical will be at district expense and must be obtained at district contracted facility.

SALARY:

Placement on the Classified Salary Schedule at Range 30.