



## **The University of British Columbia**

### **Standard Job Description: Operating Engineer**

#### **JOB SUMMARY**

Operating Engineers are responsible for the operation, maintenance, and inspection of all mechanical systems and equipment within campus facilities, which fall under the Power Engineer, Boiler, Pressure Vessel and Refrigeration Safety Regulation (PEBPVRSR).

#### **ORGANIZATIONAL STATUS**

Reports to the Head, Mechanical Operations.

#### **WORK PERFORMED**

Operates and maintains all regulated mechanical equipment systems within campus facilities including boilers, chillers, heat exchangers, air receivers and other regulated equipment under the PEBPVRSR

Performs regulatory mechanical system and equipment inspections and assessments of systems and equipment within campus facilities including steam boiler plants, chiller plants, district energy systems, laboratory ventilation systems, air handling units, compressors, and associated equipment and systems, and maintains records of maintenance including operational logbooks.

Performs routine maintenance including checking on the condition of belt drives for belt wear, alignment, and tension; replacement and re-alignment of fan coil belts and minor supply/exhaust fan belts when required; checking various pump operations and controls including sump pumps; assessing compressors and draining moisture and oil from air receivers and vacuum tanks, replacing air filters and reports on condition of such equipment; performing emergency generator testing as required; and ensuring compliance with documentation and schedules.

Utilizes the Building Management Systems (BMS) to evaluate system operation and performance, to identify malfunctions in noted equipment, and to stop and start local and remote equipment as directed.

Performs routine tests and control of chemical treatment in campus facilities including boiler plants, chiller plants, and buildings including heating and air-conditioning systems and maintains all records according to policies and procedures.

Answers service and emergency calls, assesses repairs required, or determines what action is to be taken. Investigates emergency calls and renders equipment and systems safe; if required, takes action as soon as possible to minimize problems associated with emergencies, as detailed in the Trouble Call Emergency Handbook.

Reports on general condition of mechanical equipment rooms. Take immediate action to correct any housekeeping and potential safety hazards in mechanical equipment spaces, wipes down mechanical equipment.

May be required to perform other duties related to the qualifications and requirements

**CONSEQUENCE OF ERROR**

Close attention is required to identify and correct mechanical problems in systems and equipment that could result in serious safety and financial concerns and/or loss of service to the University.

**SUPERVISION RECEIVED**

Works under the supervision of the Head, Mechanical Operations or Sub Head, Mechanical Operations.

**SUPERVISION GIVEN**

None.

**QUALIFICATIONS**

- BC 4<sup>th</sup> Class Power Engineer Certificate of Competency.
- 3-5 years experience in a building mechanical systems environment.
- Valid B.C. Class 5 driver's license.
- Knowledge of windows-based software.
- Knowledge of building operations including but not limited to BAS, HVAC, mechanical, electrical and plumbing, life safety etc.