



# RIALTO UNIFIED SCHOOL DISTRICT CLASSIFIED

## MAINTENANCE TECHNICIAN

### DEFINITION:

Under the direction of an assigned Administrator or Supervisor, performs a variety of skilled work in the repair, alteration, installation, and maintenance of commercial type kitchen equipment including the maintenance of heating, air conditioning, ventilation and refrigeration equipment; perform other job-related duties as assigned and/or required.

### ESSENTIAL DUTIES:

- Inspect, repair, install, test, service, and maintain all types of commercial kitchen equipment, refrigeration units, light and power circuits, motor appliances, generators, control equipment, and switches.
- Troubleshoot electrical problems including electronic digital controls and microprocessors.
- Install interior wiring for equipment and appliances.
- Replace fuses, breakers and thermostats.
- Perform semi-skilled and skilled general maintenance work to include assembling and repairing lighting fixtures and performing touch-up painting on fixtures or equipment.
- Service fans, compressors, pumps and other equipment by replacing unit components, wires and switches.
- Perform semi-skilled and skilled plumbing tasks to include but not limited to replacing and maintaining faucets, cleaning out drains, and removing obstructions from water and sewer systems in Nutrition Services.
- Assemble furniture and equipment.
- Perform light fabrication of sheet metal, fabricate, repair and install duct work and chassis covers.
- Perform heavy manual labor.
- Keep time, labor and material records, prepare cost estimates as well as plan and layout assigned tasks.
- Order and store parts and materials and maintain inventory.
- Inspect, repair, maintain and service all types of refrigeration, air conditioning, kitchen equipment, and systems.
- Install, calibrate, replace and repair valves, fans, motors, gaskets, filters, belts, fuses, controls, thermostats, switches, gauges, tubing and pipes.
- Diagnose, troubleshoot and repair pneumatic, electric, electronic digital controllers and microprocessor controls on building systems and in computer rooms.
- Cut, bind and join tubing and pipes and test joints and insulate pipes of refrigeration systems.
- Recover and recycle refrigerant for storage and future use.
- Connect motors to control panels and control panels to power.
- Inspect, disassemble, repair and maintain hot water and forced air heating and ventilation equipment.
- Maintain and repair steam pressure vessels, boilers and other steam equipment.
- Adjust and install valves, thermostats, fans, pressure regulators and pumps and pressure test systems.
- Flush boilers; descale tubing, cut and thread pipes.
- Install and maintain building automation systems and energy management systems.

- Evaluate preliminary mechanical engineering design plans and specifications for remodels, upgrades or new construction, and meet and coordinate with outside contractors.
- Work with high-pressure refrigerant and associated safety and control equipment.
- May direct the work of helpers.
- Perform other job-related duties as assigned and/or as required.

## **KNOWLEDGE AND ABILITIES:**

### KNOWLEDGE OF:

- Tools, materials, methods and terminology used in one or more of the maintenance trades such as electrical, plumbing, refrigeration, or carpentry.
- EPA Refrigerant requirements, safety precautions and procedures.
- Pipe fitting, sheet metal work and electrical work as it pertains to steam generated equipment, refrigeration, ventilation, high pressure refrigerant and air conditioning repair.
- Industrial refrigeration systems in excess of 700-ton chillers.
- Procedures and proper use of the tools and equipment used in the maintenance and repair of refrigeration, heating, ventilation and steam pressure equipment.
- Diagnostic use of computer equipment and related software for energy management systems.
- The maintenance of safe and stable water conditions in open systems and close loop chiller water systems and boilers.
- Oral and written communication skills.
- Safe working methods and procedures.
- Modern office practices, procedures and equipment.
- Correct English usage, grammar, spelling, punctuation and vocabulary.
- Operation of a computer and assigned software.

### ABILITY TO:

- Perform skilled electrical, refrigeration, and plumbing in the maintenance and repair of a wide range of refrigeration, heating, and ventilation equipment.
- Perform maintenance and repair work.
- Plan and lay out all work to be completed, including estimation labor and material costs.
- Work from sketches, diagrams, blueprints, plans and specifications.
- Maintain records.
- Perform shop math.
- Operate a forklift and aerial lift truck.
- Work cooperatively with those contacted in the course of work.
- Understand and carry out oral and written instructions.
- Read and interpret technical manuals.
- Perform a wide range of general maintenance and repair work.
- Operate refrigerant recycle and recovery equipment.
- Communicate effectively both orally and in writing.
- Operate a variety of office equipment including a computer and assigned software.
- Work independently with little or no direction.
- Be detail-oriented, organized, accurate thorough, and monitor work for quality.

## **EXPERIENCE AND EDUCATION:**

### EDUCATION:

Verification of a High School diploma, a GED certificate, or a higher degree, supplemented by specific training in one or more of the maintenance trades is desired.

### EXPERIENCE:

Four years of experience in general building maintenance and repair preferably in a food service setting. Two years of experience as a journey level air conditioning and heating maintenance technician in the commercial or industrial field. Recent job-related experience within the last five years is required.

### **LICENSES, CERTIFICATIONS AND OTHER REQUIREMENTS:**

- Verification of a valid California Motor Vehicle Operator's License.
- Possession of a current Environment Protection Agency Universal Technician Certificate.
- Insurability by the District's liability insurance carrier may be required.

Finalists scheduled for an interview must provide a current DMV printout (not more than 30 days old) prior to the interview

### **PREFERRED QUALIFICATIONS:**

Supplemental training or course work in one or more of the maintenance trades is desirable, but not required.

### **WORKING CONDITIONS:**

#### ENVIRONMENT:

Indoor and outdoor work environment. Driving a vehicle to conduct work.

#### PHYSICAL ELEMENTS:

The physical requirements indicated below are examples of the physical aspects that persons within this position classification must perform in carrying out essential job functions.

- Will frequently exert 50 to 75 pounds of force to lift, carry, push, pull, or otherwise move objects.
- Will involve walking or standing for extended periods of time, will involve ascending and descending ladders, stairs, scaffolding, and ramps.
- Must possess the ability to hear and perceive the nature of sound.
- Must possess visual acuity and depth perception.
- Must be able to provide oral information, both in person and over the telephone.
- Must possess the manual dexterity to operate hand tools and related equipment, and to handle and work with various materials and objects.
- May be occasionally exposed to hot, cold, wet, humid, or windy conditions caused by weather.

Reasonable accommodation may be made to enable a person with a disability to perform the essential functions of the job.

#### POTENTIAL HAZARDS:

N/A

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