



DEPARTMENT OF HUMAN RESOURCES
CITY & SCHOOLS

CITY OF STAUNTON
POSITION DESCRIPTION

JOB TITLE: Tradesworker Building Automation Field Technician	DEPARTMENT: Public Works
IMMEDIATE SUPERVISOR: Refuse Superintendent	GRADE/RANK: Grade 17
	FLSA/ESSENTIAL STATUS: Non-Exempt

GENERAL DEFINITION AND PURPOSE OF WORK:

Performs skilled work in the maintenance, repair, replacement, startup and commissioning of Building Automation Systems and associated equipment in City buildings; does related work as required. Work is performed under regular supervision. Fills in for Superintendent upon his absence.

ESSENTIAL FUNCTIONS/TYPICAL TASKS:

The minimum performance expectations include, but are not limited to, the following functions/tasks:

- Responsible for maintenance and repair of city facilities;
- Ensures all applicable building, electrical, mechanical and fire protection codes are met;
- Thorough working knowledge of building systems such as electrical, mechanical, HVAC computer controls, automated building controls, controllers, DDC field devices, fire alarm, sprinkler, and security systems;
- Ability to understand the operation of HVAC controls and equipment including the sequences of operation;
- Thorough knowledge of local, state and federal codes;

- General working knowledge of electrical, plumbing, carpentry trades;
- Inspect facilities annually for general condition and compliance with National Fire Protection Association (NFPA), Occupational Safety & Health Administration (OSHA) and all applicable codes and regulations;
- Interprets prints, specifications, technical manuals and other facility related documents;
- Ensures compliance with environmental laws and regulations;
- Assists with the maintains and repairs of electrical systems such as conduit, wires, lighting, switchboards, switches, receptacles, motors and starters, variable frequency drives (VFDs) fire alarms, security systems, HVAC components, computer controls and other electrical equipment and systems as required;
- Assists with design of new construction projects and estimates time and materials;
- Discusses job requirements with supervisor to ensure supplies, equipment and resources are available;
- Prioritizes work to ensure emergency and urgent repairs are completed in a timely and efficient manner;
- Reports and documents all safety and equipment problems to supervisor; recommends corrective action;
- Requisitions equipment and material as needed;
- Responds to facility complaints and work requests;
- Works on special events and snow removal as needed;
- Assists other tradesmen as needed;
- Assigned On-Call duties monthly to cover maintenance requirements and emergencies after hours, weekend and holidays and;
- Performs other related duties as assigned.

KNOWLEDGE, SKILLS AND ABILITIES:

- Thorough knowledge and competency in the functionality of Building Automation Systems and HVAC controls, including software engineering and commissioning tools, DDC controllers and field devices;
- Thorough knowledge of LonWorks and/or BACnet protocol fundamentals;
- Through knowledge of Variable Frequency Drive (VFD) troubleshooting, repair, replacement and programming;
- Thorough knowledge of the common practices, tools, terminology and safety precautions of the building trades;
- Thorough knowledge of and proficiency with test instruments and calibration tools;
- Thorough knowledge of the use and characteristics of common building materials;
- Skill in the use of hand/power tools and other equipment used in the electrical and mechanical field;
- Ability to work from sketches, drawings, plans and specifications;

- Ability to follow oral and written instructions;
- Knowledge of occupational hazards, Safety Data Sheets (SDS) and hazardous material storage and disposal practices;
- Strong knowledge in electrical, mechanical and carpentry skills;
- Strong computer skills in Microsoft Word, Excel, Outlook including networking fundamentals and;
- Possess strong organizational, interpersonal and communication skills, both written and verbal.

QUALIFICATIONS/EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to graduation from high school; working knowledge of facility related systems and extensive experience in the HVAC Control and Building Automation trade. Three- (3) years' experience performing maintenance, repair, replacement, startup and commissioning of DDC controllers and field devices.

SPECIAL REQUIREMENTS:

Possession of a valid driver's license issued by the Commonwealth of Virginia with and a good driving record. May be required to work weekends and holidays depending on City activities, special events and On-call Requirements. Position may be required to work in all weather conditions including extreme heat, cold, snow, ice and rain. Comprehensive knowledge of facility maintenance, HVAC systems and equipment, building automated systems, DDC and fields devices.

PHYSICAL DEMANDS and ENVIRONMENTAL CONDITIONS:

This is physical work requiring the exertion of up to 30 pounds of force frequently to move and load objects and some heavy work requiring the exertion of up to 50 lbs of force occasionally. Work requires frequent bending, squatting, kneeling, climbing, and reaching above shoulders. Work requires frequent repetitive tasks using gross and fine motor skills for hands and feet (operating clutch, levers, and knobs). Vocal communication and hearing is required for expressing or exchanging information and instructions by means of the spoken word; visual acuity is required for driving, operation of machines, observing surroundings and activities and ensuring safe traffic conditions. The Work is subject to adverse environmental conditions including extreme cold and extreme heat, noise, vibrations, hazards, etc.

ADA:

The employer will make reasonable accommodations in compliance with the American with Disabilities Act of 1990.

SUPERVISORY RESPONSIBILITIES:

Supervision may be exercised over helpers, trades assistants and contract personnel.

EXAMPLES OF EXPECTED DECISION MAKING:

Responsible for determining the necessary resources to accomplish work task objectives; responsible for identifying maintenance and repair requirements; develops schedules and priorities to execute work.

This job description in no way states or implies that these are the only duties to be performed by this employee. The Tradesworker Building Automation Field Technician will be required to follow any other instructions and to perform any other related duties as assigned by the supervisor. The City of Staunton reserves the right to update, revise or change this job description and related duties at any time.

EVALUATION:

Performance of this job will be evaluated in accordance with city policy, using information from various sources to study and review the position holder's ability and effectiveness in carrying out the above responsibilities.

Approved by: Director of Public Works and Chief Human Resources Officer

Revised Date: 2019