



UNION JOB DESCRIPTION

JD385

JOB TITLE:	Power Engineer 4/Maintenance Worker V	JOB DESCRIPTION NO.:	40123
CLASSIFICATION:	Power Engineer 4 ; Maintenance Worker V ; Transportation Attendant I	GRID/PAY LEVEL:	F MA21
COLLECTIVE AGREEMENT:	Facilities Subsector	HSCIS NO.:	13003; 13107; 19001
UNION:	BCGEU; HEU	JOB/CLASS CODE:	40123
PROGRAM/DEPARTMENT:	Facilities Maintenance & Operations; Oak Bay Lodge	BENCHMARKS (If Applicable):	13003; 13107; 19001
REPORTING TO:	Chief Engineer or designate		
FACILITY/SITE:	HEU: VIHA SI Sites: RJH, VGH, SPH, QAC, LMH, GRH, GLH, ABH, PRH, DARS, Pandora, Seven Oaks Mental Health. BCGEU: The Summit at Quadra Village		

JOB SUMMARY:

In accordance with the Vision, Purpose, and Values, and strategic direction of Island Health (Vancouver Island Health Authority), patient and staff safety is a priority and a responsibility shared by everyone; as such, the requirement to continuously improve quality and safety is inherent in all aspects of this position.

Reports to the Chief Engineer or designate. Operates, maintains and repairs site Power Plant and related equipment throughout the Facility or other SI VIHA facilities as assigned by performing duties such as operating boilers, generators, heating, air conditioning, exhaust systems and associated equipment. Through the site Building Automation System (BAS) monitors, building alarms, adjusts systems temperatures, pressures, flows to maintain safe, efficient and comfortable facility. Performs trades duties approaching the journeyman level in one or a variety of trades areas such as electrical, plumbing, mechanical and carpentry in compliance with applicable codes and regulations.

TYPICAL DUTIES AND RESPONSIBILITIES:

1. Operates steam and heating boilers, chillers and cooling towers, inclusive of all ancillary equipment, (i.e. pumps, air compressors, fans, etc.). Monitors and adjusts temperature and control systems, pressure and feed water levels; monitors and records meter and gauge readings, ensuring safe efficient operation to all areas on the Campus. Performs analysis on boiler systems such as combustion, water treatment and steam efficiency.
2. Monitors and adjusts all Physical Plant and heating and air conditioning systems. Must be able to install, operate and maintain building Direct Digital Control systems that operate various buildings on the Campus, such as Johnson Metasys, Siemens Insight, Swisslog Translogic, Delta and Reliable. Maintains appropriate activity logs for Plant and Campus.
3. Repairs and calibrates various instrumentation components on steam, hydronic and heating and air conditioning systems. Monitors, adjusts and maintains chemical treatment systems on all closed loops systems.
4. Performs preventative and demand maintenance on steam boilers, hot water boilers, air receivers and heating and air conditioning systems by lubricating, repairing, replacing or installing equipment and/or parts such as pumps, fans, air compressors, heaters, refractories, valves, bearings and seals. Changes and aligns sheaves, belts shafts, motor and pump couplings.
5. Maintains, repairs, replaces and adjusts steam piping and hydronic heating systems including expansion joints,

valves, strainers, steam traps, heat exchangers condensate returns and gauges.

6. Monitors filters chamber readings and changes out filter media as required. Monitors, adjusts and maintains chemical treatment systems on all closed loops systems.

7. Tests, maintains and repairs emergency Power Generators.

8. Carries out plumbing maintenance, repairs, replacement and alterations to sinks, toilets, urinals, faucets, taps, showers, emergency eye wash stations, soap dispensers. Clears all/any obstructions from water closets, floor, basin and sanitary sewer lines.

9. Performs electrical maintenance duties such as replacing light switches, electric plugs, extension cords, sockets, receptacles. Replaces bearings on electric motors.

10. Performs electrical and maintenance repairs to autoclaves, washers, sterilizers and dryers by repairing or replacing drive units, electric motors, control valves. Changes seals and bearings and extending/changing sewer lines and drains.

11. Performs mechanical maintenance on various healthcare related equipment such as wheelchairs, beds, carts, and other rolling stock, paging systems, food preparation related equipment, patient lifting devices.

12. Carries out preventative maintenance routines and demand maintenance on equipment as directed by Chief Engineer, Maintenance Supervisor or Manager. Responds to all STAT calls as directed from the Maintenance supervisor, FMO office and/or the Shift Engineer.

13. Answers service and emergency calls for systems such as fire protection, medical gases, medical; vacuum: resets alarms and systems, assess and repairs and/or call in the appropriate trades person to carry out repairs as per FMO call in procedure.

14. Performs project work by assisting trades journeymen with installing sinks, taps and toilets; extending, changing and insulating water supply, waste and heating lines; framing and constructing items such as walls, floors, ceilings, windows, and shelves; extending and installing low voltage and communications wiring; moving and installing major equipment; applying paint and other finishes by brush, roller and/or spray; removing and replacing coverings such as tiles, linoleum and carpets.

15. Performs grounds and building maintenance by inspecting and cleaning roof drains and catch basins; pressure washing and clearing snow and ice from walkways and building entrances by hand and/or machine; salting and sanding as required

16. Reports to supervisory staff in a clear legible manner all/any unusual occurrences that could compromise patient, staff and visitor safety and comfort. Completes department incident reports as required.

17. May supervise designated maintenance staff by performing duties such as scheduling and coordinating work assignments, and providing related training and/or orientation.

18. Attends departmental safety training and orientation on a regular scheduled basis. Ensures safety practices and procedures are adhered to. Maintains a clean, safe and orderly work area.

19. Operates a motor vehicle to drive to South Island sites to perform preventative, demand, and other related work, assist other maintenance staff and/or provide guidance to staff.

20. Utilizes a personal computer and Microsoft Office applications such as MS Word, MS Excel and Department specific programs to create and complete related work documents.

21. Handles and disposes of toxic wastes and hazardous substances as per FMO policy.

22. Performs other related duties as assigned.

QUALIFICATIONS:

Education, Training And Experience

Certificate of competency as a 4th Class Power Engineer recognized by the Province of BC. Two years recent related experience or an equivalent combination of education, training, and experience. Valid BC Drivers License.

Skills And Abilities

- Ability to communicate effectively both verbally and in writing.
- Physical ability to perform the duties of the position.
- Ability to read and interpret blueprints, drawings and specifications.
- Ability to operate related equipment.
- Ability to deal with others effectively.