HOSPITAL MAINTENANCE MECHANIC

DEFINITION
Under general supervision, operates and maintains technically sophisticated mechanical and electrical equipment; provides training to staff in the use of utilities and equipment; performs miscellaneous repair work as assigned; and performs other related work as required.

DISTINGUISHING CHARACTERISTICS
This is a journey level classification which applies its skills to the operation, maintenance and repair of crucial utilities and sophisticated equipment in an acute care hospital setting. Work assignments are inspected for quality only upon completion. This class is distinguished from the next lower class of Building Maintenance Worker in that the former requires higher skill levels attained through specific healthcare oriented training and experience. Specific skills pertinent to dynamic electrical and mechanical equipment used in a healthcare delivery environment are required, as compared to general skills applicable to general building maintenance.

EXAMPLES OF DUTIES
Nothing in this specification restricts management’s right to assign or reassign duties and responsibilities to this job at any time.

1. Trouble shoots electrical, electronic (including analog and digital), pneumatic, and mechanical equipment and systems
2. Performs operator and preventive maintenance, as specified by manufacturers, on equipment and systems including electrical, electronic, pneumatic, mechanical; varies PM interval as dictated by monitored failure rate
3. Performs simple, as well as complete repairs of equipment and systems, as appropriate
4. Researches, interprets and applies local, as well as manufacturers’ technical data; read and interprets engineering drawings and specifications
5. Maintains appropriate work records for compliance with requirements imposed by such entities as: California Code of Regulations, Title 22 (CCR T-22), CCR T 24, Joint Commission on Accreditation of Healthcare Organizations, Office of State-wide Healthcare Planning and Development, and National Fire Protection Agency
6. Develops and maintains excellent customer service traits
7. Accesses, interprets and acts upon the NMC Building Energy Management System for heating, cooling, and conditioning all hospital spaces
8. Coordinates with local utility companies for utility service needs
9. Provide training to staff in the use of facilities and utilities systems

QUALIFICATIONS
A combination of experience, education, and/or training which substantially demonstrates the following knowledge, skills and abilities:

Knowledge and Skills:
Working knowledge of:

1. Principles and practices of installing, operating, maintaining and repairing hospital equipment and systems
2. Shop, workplace, equipment and tool safety
3. Hazardous materials encountered in the hospital environment
4. Operation, maintenance and repair of various pumps, motors, centrifugal chillers, boilers, compressors, blowers, control valves and switches, and instruments related to HVAC, and to digital and pneumatic control systems
5. Operation, maintenance and minor repair of large diesel engines, large generators, automatic transfer switches, transformer, meters, and electrical power distribution centers
6. Instruments, tools and equipment used in the installation, operation, trouble-shooting, maintenance and repair of complex hospital electrical, electronic, and mechanical building and utility systems
7. Applicable requirements of California Code of Regulations T-22 and T-24, JCAHO, NFPA and OSHPD

Skill and Ability to:

1. Use applicable instruments, tools and equipment in operating, troubleshooting, maintaining and repairing hospital building and utility equipment and systems
2. Recognize occupational hazards and take appropriate precautions
3. Maintain appropriate work records
4. Read and interpret complex engineering documents, including symbolic engineering drawings
5. Make engineering calculations regarding temperatures, pressures, pH readings, chemical concentrations, valve clearance, etc.
6. Apply principles of customer service excellence
7. Interpret for and train hospital staff in the use of facilities and utility systems
8. Operate major mechanical and electrical equipment for the production and distribution of utilities
9. Determine the most effective solution for building, equipment and utility maintenance and repair with respect to materials, cost, time and methods
10. Follow written and oral instructions
11. Analyze and describe specific maintenance problems and recommend or perform viable solutions
12. Read and write English at a level necessary for successful job performance
13. Interpret and act upon building and energy management systems output and information, as well as parts and service manuals
14. Assess customer service situations and apply corrective action as appropriate
15. Interpret and act on information presented by the building Energy Management System
16. Understand public utility delivery systems and develop effective relationships with local utility companies

REQUIRED CONDITIONS OF EMPLOYMENT
As a condition of employment, the incumbent will be required to:

- Possess a valid California Class C Driver’s License
- Accept responsibility to wear personal protective gear as appropriate
- Work on an on-call basis for scheduled periods and travel to the workplace to perform unscheduled, non-routine service work
- Work with or near potentially hazardous substances
- Work under adverse conditions such as dust, rain, mud; in areas not well ventilated; on uneven or slippery ground or floor surfaces; in contact with water; in environments subject to sudden changes and/or extremes in temperature, pressure or humidity; in extremely noisy environments; at elevations above ground level; and in confined or extremely small work spaces

**EXAMPLES OF EXPERIENCE/EDUCATION/TRAINING**

Any combination of training, education and/or experience which provides the knowledge, skills and abilities and required conditions of employment listed above is qualifying. An example of a way these requirements might be acquired is:

**Experience**

Three years of progressively responsible full-time experience as a building maintenance worker, or journey-level work in a hospital environment as an operation and maintenance engineer or service technician

Or

Two years of experience as a building maintenance worker in a hospital environment with a Certificate of technical proficiency from an accredited institution, such as a community college or trade school

**PHYSICAL AND SENSORY REQUIREMENTS**

The physical and sensory abilities required for this classification include:

1. Lifting, pushing, pulling, carrying, throwing, dragging; either in single movements or repeated short bursts
2. Bending, stretching, twisting, reaching, stooping, balancing, squatting, climbing, crawling, kneeling and assuming crouched body positions
3. Coordinated, skillful movements of fingers, hands, and arms, and unusually light or firm gripping
4. Drive a County vehicle to transport others and/or equipment
5. Perform tasks requiring visual color discrimination, depth perception, distinguish and identify sounds and voices in a noisy environment distinguish location of non-speech sounds, hear and distinguish low frequency or quiet sounds, detect odors and aromas, project a voice that can be heard over loud noises, and be conscious or perceive objects or their qualities through touch
6. Perform tasks where body may come into contact with vibration, moving objects (machinery, vehicles, etc.), heat, fire or steam, electricity, and hand and/or power tools
### CLASS HISTORY

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Approved by: Janine Bouyea, PHR  
NMC Human Resources Administrator

/s/ Janine Bouyea

9/24/2009

Date