

## HEATING PLANT OPERATOR II (LP)

DISTINGUISHING FEATURES OF THE CLASS: Under general supervision, operates and performs a wide variety of maintenance and repair work associated with low pressure (under 15 lbs. psi) steam and/or hot water heaters and associated air-conditioning and ventilation systems. This level is considered to be the full performance level, with full knowledge of operations and maintenance. This level may serve as lead worker or work independently on complex assignments, which may be initiated by oral or written instructions. As assigned to a shift or "watch" insures the proper functioning of all equipment by constant surveillance. May use independent judgment in emergency situations following established personnel assuring compliance with operation and maintenance standards. This position may be responsible for the training of Heating Plant Operator Trainee. Does related work as required.

### EXAMPLES OF WORK: (Illustrative Only)

Monitors and diagnoses equipment condition and maintains or repairs equipment to assure proper functioning;

Operates, starts up, maintains and repairs the low pressure (15 lbs. psi) steam and/or hot water heaters, ventilators and air conditioners (serving the White Plains Office Building Complex - and other county owned facilities other than the Grasslands Reservation), supplying steam, heat, hot water and air-conditioning, including related auxiliary equipment;

Repairs, maintains and overhauls heating and cooling units and their auxiliary equipment, including motors, water and oil pumps, air compressors, pressure reducing valves, water freed regulators and all HVAC equipment controls to ensure that equipment works efficiently and effectively;

Assures all equipment is operated and maintained in accordance with industry standards and county procedures;

Repairs and adjusts absorption and freon refrigeration units involving work on pumps, tanks, circulating pumps, compressors, condensers, evaporators, cooling towers, expansion valves, etc. so equipment will function properly.

Performs minor electrical trouble shooting and repairs;

Checks instrument readings, monitors all equipment and keeps boiler room log of operating errors, fuel combustion, water temperature, etc.;

Resets various building alarms;

Lubricates all moving parts of boiler room machinery;

Oversees and participates in the repair, cleaning and maintenance of air filter ducts, air fans, boiler machines, small metal parts such as brackets, squares, draw bolts etc.;

EXAMPLES OF WORK: (Illustrative Only)

Monitors the receipt of oil deliveries according to established procedures;

Performs the repair of deactivated refrigeration equipment and cooling towers and the cleaning of filters and dampers;

Performs repairs and preventative maintenance according to established schedule;

Assists with the keeping of time and attendance records of employees, as directed;

Sets up machines and equipment, preparing lists of tools and materials required to maintain or repair equipment;

Performs routine and emergency repairs and maintenance, both scheduled and in response to emergency situations, as required.

REQUIRED KNOWLEDGE, SKILLS, ABILITIES AND ATTRIBUTES: Thorough knowledge of modern methods used in the maintenance and operation of a low pressure (up to and including 15 lbs. psi) heating plant, including boilers and a variety of auxiliary equipment, and the methods used in keeping such equipment in good repair; thorough knowledge of central air-conditioning systems; thorough knowledge of the safety precautions of the trade; good knowledge of applicable state, county and local operating codes; good knowledge of the fundamentals of combustion, stages of combustion, the combustion process and reactions; familiarity with the basic fundamentals of mathematics; some knowledge of the fundamentals of control and measurement, electric and pneumatic control circuits, zone and unit controls, controllers, types; ability to lay out and plan the work of others; ability to operate and maintain mechanical equipment; ability to function quickly and efficiently in the event of mechanical failure; ability to perform miscellaneous building maintenance and site utility maintenance; ability to understand and carry out oral and written instructions; ability to work well with others; reliability; initiative; physical strength and ability; physical condition commensurate with the demands of the position.

MINIMUM ACCEPTABLE TRAINING AND EXPERIENCE: A high school or equivalency diploma and either (a) four years of experience in the operation and maintenance of a heating plant and air conditioning system which shall also have included experience in the operation and repair of related electrical and mechanical equipment; or (b) completion of a vocational education program or post-secondary course of study in the mechanical trades, including a course in boiler room, heating plant or air-conditioning/refrigeration system operation, maintenance and repair and five years of experience as stated in (a); or (c) an Associate's Degree\* in Mechanical Engineering and four years of experience as stated in (a); or (d) a satisfactory equivalent combination of the foregoing training and experience.

\*SPECIAL NOTE: Education beyond the secondary must be from an institution accredited or recognized by the Board of Regents of the New York State Education Department as a post-secondary, degree-granting institution.

SPECIAL REQUIREMENT: Depending on work assignment, must meet standards of OSHA regulation 1910.134 Respiratory Protection, and will be required to meet Federal, State and local standards with respect to health and safety.