**SENIOR FACILITIES TECHNICIAN**

**Apply:** [www.nationwide.com/careers](http://www.nationwide.com/careers) **Search for JOB ID #51412**

**Days/Hours: Saturday - Wednesday 2:30pm-10:30pm**

This is a standard classification intended for use in any type of technical and skilled trade facilities (i.e. Senior Mechanic SS, Senior Electrician SS, Senior Plumbing Maintenance Mechanics SS, Senior Preventive Maintenance Engineer SS, Senior Structural Technician SS etc.), regardless of location.  Based on work load and location, some associates in this classification may provide multiple types of support, while others may specialize in one or two types of technical and skilled trades such as  electrical, landscape,  HVAC, preventive/predictive maintenance, or structural.

**JOB SUMMARY:** Team member responsible for facility maintenance services and operations including plumbing, carpentry, painting, plastering, electrical maintenance, HVAC maintenance and operations, housekeeping and landscape/grounds maintenance.

REPORTING RELATIONSHIP:  Reports to Supervisor/Manager
DIRECT REPORTS: None

**JOB RESPONSIBILITIES:**

1. Utilizes advanced skills to perform maintenance service and repairs in a specialized technical and skilled trade for the organization's facilities.

2. Ensures maximum efficient operations of facilities and equipment, as well as the care of all grounds and support equipment, through the direction of a technical support staff. Ensures that all systems including utility infrastructure are fully operational and inspected in accordance with accepted standards and practices, including preventive maintenance schedules.

3. Develops and implements preventive maintenance and repair programs and procedures for structural, HVAC, electrical, mechanical, & plumbing and/or refrigeration systems for the company facilities.

4. May act as a source of direction for the training and guidance of the less experienced staff.

5. Remains familiar with and complies with all Federal, State and local safety and environmental laws and regulations.

6. Performs other duties as assigned.

**PREDICTIVE:**
Serves as part of a team responsible for preventive/predictive infrastructure maintenance and repair; also part of a team responsible for developing preventive/predictive maintenance and repair solutions.

**STRUCTURAL:**
Serves as part of a team responsible for carpentry, masonry, and painting and lock work as related to facility maintenance and developing solutions to facility maintenance issues.

ELECTRICAL:
Serves as part of a team responsible for preventive/predictive electrical infrastructure maintenance and repair; also part of a team responsible for developing preventive/predictive electrical facility infrastructure maintenance and repair solutions.

 **HVAC & HVAC OPERATIONS:**
Serves as part of a team responsible for HVAC, HVAC Controls facility maintenance, developing HVAC and HVAC Controls facility maintained and solutions.

Responds to customer service requests including but not limited to: hot calls, cold calls, odor complaints;  tests and inspects water and life safety systems (sprinklers, fire pumps, emergency generators, etc.)  administers chemical treatment programs; responds to all maintenance, fire systems and emergency calls.

**PLUMBING:**
Serves as part of a team responsible for plumbing, refrigeration and mechanical systems as they relate to facility maintenance; will be part of team responsible for developing solutions for plumbing, refrigeration and mechanical system facility maintenance issues.

**JOB REQUIREMENTS**:

Education:  High school diploma or equivalent.

Licenses/Designations: Industry trade certifications strongly preferred.

Experience:  At least four years of related work experience.  May have experience and skills in carpentry, painting, plastering, electrical maintenance, plumbing, HVAC maintenance and operations, janitorial and/or grounds maintenance.

Knowledge:  General knowledge of HVAC mechanical and life safety systems, motor controls, vibration analysis and equipment balancing.  Must have general knowledge of all codes, principles and techniques associated with the installation, maintenance, repair ad operation of HVAC mechanical systems and devices.  Must be knowledgeable in mechanical test equipment.

Skills/Competencies:  Must have ability to install, maintain repair and operate moderately complex HVAC, plumbing, or electrical system and devices.  Must be able to troubleshoot and test moderately complex HVAC mechanical systems and components.  Must be able to interpret blue prints and electrical schematics.

Values:  Regularly and consistently demonstrates the Nationwide Values and Guiding Behaviors.

Staffing Exceptions to the above minimum job requirements must be approved by the:  Manager, Facilities and Manager/Consultant HR.

JOB CONDITIONS:
Overtime Eligibility:  Eligible (Nonexempt)

Working Conditions:  Building maintenance environment. Overtime and non standard work hours as needed.  May be required to work non-standard and/or rotating shifts.  May be required to work outside in various weather conditions. Requires the ability to lift and carry objects weighing over 50 ponds, and to push/move up to 100 pounds.  Ability to lift, carry, walk, kneel, stoop, climb, balance, work from heights.  Frequent exposure to cleaning chemicals and solutions.

ADA:  The above statements cover what are generally believed to the principal and essential function of this job. Specific circumstances may allow or require some associated assigned to the job to perform a somewhat different combination of duties

Safety Sensitive:  This job has been identified as a Safety Sensitive position and in accordance with our substance free work place program may be subject to random alcohol and other drug testing.