



JOB ANNOUNCEMENT

Housing Authority of New Orleans

POSITION TITLE: Building Engineer Class 1

DEPARTMENT: Asset Management

DATE POSTED: 08/05/2026

CLOSING DATE: Until Filled

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SALARY RANGE: *HANO offers a comprehensive and competitive total compensation package to include benefits. Salary will be competitive and commensurate with qualifications and experience.*

FLSA CLASS: Non-Exempt

SUMMARY

The Building Engineer Class 1 is responsible for the operation, maintenance, and regulatory compliance of all mechanical, electrical, and plumbing systems within an assigned housing authority residential building. This role ensures the safety, comfort, and structural integrity of the property by overseeing critical infrastructure such as elevators, water pumps, and multi-zone HVAC systems. Reporting to the Area Maintenance Manager, the Class 1 Engineer serves as the on-site technical authority, coordinating third-party service providers and ensuring the building meets all federal housing inspection standards.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The below statements are intended to describe the general nature and scope of work being performed by this position. This is not a complete listing of all responsibilities, duties and/or skills required. Other duties may be assigned.

- Performs skilled technical work to operate, maintain, and troubleshoot building mechanical, electrical, plumbing, elevator, fire-life safety, and emergency power systems across housing authority properties.
- Operates and maintains boilers, hydronic heating loops, domestic hot water heaters, and circulating pumps, including monitoring performance and addressing issues proactively.
- Conducts combustion checks, test all boiler safety devices, perform seasonal startup and shutdown procedures, and ensure full compliance with boiler codes, regulatory requirements, and scheduled inspection protocols.
- Troubleshoots, diagnoses, and service rooftop units, split systems, makeup air units, PTAC units, and heat pumps.
- Performs seasonal HVAC changeovers and routine preventive maintenance such as filter replacements, belt changes, lubrication, coil cleaning, and airflow balancing to extend equipment lifespan and improve efficiency.
- Monitors, adjusts, and optimizes Building Management Systems to maintain occupant comfort, enhance equipment performance, and reduce overall energy consumption.
- Inspects, maintains, and repairs electrical panels, breakers, feeders, lighting systems, and emergency power circuits to uphold system reliability and code compliance.

- Diagnoses and repairs commercial electrical systems up to 480V, including motor control centers, emergency lighting networks, and associated building power infrastructure.
- Supports generator-to-building interface operations including testing and verifying the functionality of automatic transfer switches to ensure seamless transition during power outages.
- Maintains domestic water booster pumps, multi-stage pump assemblies, and pressure-reducing valves to ensure consistent and reliable water pressure across facilities.
- Manages high-rise drainage systems, sanitary stacks, waste vents, and storm drains to prevent backups and ensure safe and sanitary building conditions.
- Responds promptly to leaks, clogs, pressure abnormalities, pump failures, and fixture malfunctions, performing corrective repairs to restore proper operation.
- Serves as the on-site liaison for third-party elevator contractors servicing traction and hydraulic elevator systems, ensuring adherence to maintenance schedules and safety standards.
- Coordinates, witnesses, and documents municipal elevator inspections, state certifications, and annual full-load safety tests, maintaining complete and accurate compliance records.
- Acts as the first responder to elevator entrapments, following authorized containment and extraction procedures to ensure occupant safety.
- Performs visual and operational inspections of elevator cabs, door tracks, hoist way doors, communication devices, and machine room equipment to identify issues and support safe function.
- Oversees readiness and performance of fire alarm control panels, annunciators, sprinkler standpipes, and fire pumps to maintain full fire and life-safety system functionality.
- Conducts routine testing of pull stations, smoke detectors, and fire alarm control systems, maintaining inspection logs and ensuring all systems meet applicable fire code and life-safety requirements.
- Executes weekly no-load and monthly under-load generator testing, maintain compliance logs, and verifies standby power availability for elevators, emergency lighting, fire pumps, and other critical systems.
- Performs other duties as assigned.

BEHAVIORAL COMPETENCIES

This position requires the incumbent to exhibit the following behavioral skills:

Commitment: Sets high standards of performance; pursues aggressive goals and works hard/smart to achieve them; strives for results and success; conveys a sense of urgency and brings issues to closure; and persists despite obstacles and opposition.

Customer Service: Meets/exceeds the expectations and requirements of internal and external customers; identifies, understands, monitors, and measures the needs of both internal and external customers; talks and acts with customers in mind; and recognizes working colleagues as customers.

Effective Communication: Conveys necessary information clearly and effectively orally or in writing; demonstrates attention to, and conveys understanding of, the comments and questions of others; listens effectively.

Initiative: Proactively seeks resolution to unexpected challenges. Actively assists others without formal/informal direction. Possesses the capacity to learn and actively seeks developmental feedback. Applies feedback for continued growth by mastering concepts needed to perform work.

Job Knowledge: Exhibits requisite knowledge, skills, and abilities to perform the duties of the position effectively. Demonstrates knowledge of policies, procedures, goals, objectives, and operational requirements as they apply to the assigned organizational entity of the Authority. Uses appropriate judgment & decision making in accordance with level of responsibility.

Problem Solving: Identifies and resolves problems in a timely manner; gathers and analyzes information to develop alternative solutions; uses strong reasoning and conflict resolution skills.

Professional Behavior: Exhibits positive, polite, courteous, honest, and conscientious behavior with all internal/external clients. Accepts responsibility for actions and adjusts behavior as appropriate.

Reliability: Employee demonstrates sound reasoning and critical thinking by making decisions in line with established Authority expectations. Performs work in a reliable manner that is both accurate and timely. Ensures a positive record of attendance.

Responsiveness and Accountability: Demonstrates a high level of conscientiousness. Holds oneself personally responsible for one's own work and does fair share of work.

Safety Awareness: Employee is cognizant of their surroundings. Follows proper safety procedures and considers the safety of self and others. Identifies, communicates, and assists in the correction of any safety concerns where appropriate.

Teamwork: Balances team and individual responsibilities; exhibits objectivity and openness to others' views; gives and welcomes feedback; contributes to building a positive team spirit; puts success of team above own interests; supports everyone's efforts to succeed.

Interpersonal Skills: Focuses on solving conflict; listens to others without interrupting and maintains confidentiality; Engages in active listening, collaboration, team building and leadership, communicating in a way that moves people and projects forward.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Job Competencies

- Knowledge of building systems and equipment
- Ability to perform preventive maintenance and repairs
- Strong troubleshooting and problem-solving skills
- Adherence to safety standards and regulations
- Effective communication with staff and occupants
- Ability to prioritize tasks and manage time

- Customer service and professionalism
- Ability to read technical manuals and schematics
- Collaboration with engineering and facility teams
- Physical capability to perform maintenance tasks
- Ability to lift fifty (50) pounds.
- Valid State of Louisiana driver's license. Must be able to drive under varying conditions. Eligibility for coverage under Authority fleet auto insurance.
- Knowledge of safety regulations, OSHA standards, and hazard-prevention practices.

Education and/or Experience

A high school diploma or GED is required. Completion of a trade school program in mechanical or electrical engineering is preferred. Candidates should have five to seven years of verifiable experience in commercial building engineering or high-density residential facility maintenance. A First Class Boiler License, First Class Air Conditioning and Refrigeration License, and EPA Universal Section 608 Certification are required. An equivalent combination of education and experience may be considered.

Technical Skills

Knowledge of building and equipment maintenance/repair techniques. Skill in applying building and equipment maintenance/repair technique. Skill in both verbal and written communication.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, physical demands are moderately heavy. Noise level in the work environment is moderate. The employee will rarely lift over 150 lbs., occasionally lift 75-150 lbs., frequently lift 25-75 lbs., and constantly lift 1-25 lbs. There is frequent standing, walking, bending, stooping, squatting, kneeling, stair and/or ladder climbing involved in the performance of the job duties. Additionally, the employee will be required to push/pull equipment, appliances, open/close doors, and reach above shoulders, grasping, gripping, and handing tools and equipment.

Work Environment

Position generally works at the Agency's properties, which may cause the employee to experience a range in temperatures and other weather conditions. The noise level may be loud. Required to work with cleaning solvents and maybe work around paint fumes and landscaping chemicals. Evening and weekend work may be required.

DISCLAIMER

The above statements are intended to describe the general nature and level of work being performed by people assigned to this classification. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required of personnel so classified.