



JOB ANNOUNCEMENT

Housing Authority of New Orleans

POSITION TITLE: Building Engineer Class 2

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 2 is responsible for operating, maintaining, and ensuring compliance for all mechanical, electrical, and plumbing systems within an assigned housing authority residential building. his role focuses on ensuring tenant safety and structural integrity, assisting with managing the building infrastructure such as elevators, water pumps, and multi-zone HVAC systems. Reporting to the Area Maintenance Manager, the Class 2 Engineer serves as the on-site technical expert, coordinating required third party vendors and ensuring the building is prepared for federal housing inspections.

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.

- Operates, monitors, and maintains boilers, hydronic heating systems, comfort heating equipment, domestic hot water heaters, and circulating pumps to ensure safe and efficient building performance.
- Performs routine inspections, identifies system fluctuations, and responds promptly to heating or hot water concerns to maintain reliable service for tenants.
- Troubleshoots, services, and performs routine maintenance on key HVAC equipment, including rooftop units (RTUs), split systems, makeup air units (MAUs), hallway pressurization systems, and individual tenant heat pump units.
- Ensures all HVAC systems operate efficiently, identifies performance issues, and conducts necessary repairs to maintain proper airflow, ventilation, and temperature control throughout the building.
- Performs routine inspections, maintenance, and repairs on plumbing systems, including pipes, valves, fixtures, water heaters, and circulation pumps to ensure proper water flow and functionality throughout the building.
- Operates and monitors chiller systems to maintain proper cooling capacity, ensuring efficient performance during peak load conditions.
- Performs routine inspections, preventive maintenance, and repairs on chillers, including checking refrigerant levels, pumps, valves, and condenser/evaporator components.

- Identifies and responds to chiller malfunctions or alarms, coordinating with vendors for major service needs and ensuring continuous, reliable operation of the building's cooling system.
- Diagnoses and repairs electrical issues involving lighting circuits, outlets, switches, panels, and building control systems to ensure safe and reliable operation.
- Performs routine inspections, replace faulty components, and coordinate with licensed electricians when major electrical work is required.
- Conducts routine visual inspections of elevator machinery spaces, door operations, lighting, and control panels to identify early signs of wear, malfunction, or safety risks.
- Responds immediately to elevator outages or entrapment reports by securing the area, calming affected occupants, and coordinating with licensed elevator technicians to restore safe operation.
- Maintains elevator monitoring logs, verifies compliance with inspection schedules, and ensures the building meets all state, local, and federal elevator safety requirements
- Performs comprehensive electrical troubleshooting and repairs on lighting systems, outlets, switches, panels, breakers, and building control equipment, ensuring safe operation and prompt resolution of electrical faults.
- Conducts routine inspections of electrical rooms and distribution panels, identifying overheating, worn components, loose connections, or code related issues, and completes corrective actions or escalates to licensed electricians when necessary.
- Operates, tests, and maintains emergency generators and transfer switches, performing load tests, monitoring fuel levels, documenting performance, and ensuring backup power systems remain fully functional during outages or critical events.
- Oversees the readiness and proper functioning of fire alarm systems, annunciators, sprinkler standpipes, and fire pumps to ensure reliable building fire safety operations.
- Conducts regular inspections of building equipment and safety systems, documents any issues or irregularities, and reports findings to management to ensure proper oversight and timely corrective action.
- 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

- Advanced knowledge of building systems including HVAC, electrical, plumbing, and mechanical components.
- Ability to diagnose, troubleshoot, and perform complex repairs on building equipment.
- Skilled in executing preventive maintenance and following established maintenance schedules.
- Proficiency with building automation systems and control equipment.
- Strong problem-solving abilities and sound decision-making in routine and emergency situations.

- Effective task prioritization and time management to handle multiple work orders.
- Clear and professional communication with staff, residents, vendors, and contractors.
- Commitment to safe work practices and adherence to OSHA and building safety regulations.
- Accurate documentation of work performed, maintenance logs, and equipment status.
- Ability to work independently while supporting team efforts and collaborating as needed 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.

Education and/or Experience

High school diploma or general education degree (GED). Trade school certification in mechanical and electrical engineering is preferred. Five to seven years of verifiable experience in commercial building engineering or high-density residential facility maintenance. Class 2 Stationary Engineer License, Second Class Boiler License, Second Class A/C Refrigeration License and an EPA Universal Section 608 certification. 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.