Operations and Maintenance/ Facilities Technician

Overview
"Facilities Technician" is a general term for a large population of professionals who specialize in the maintenance and upkeep of buildings and institutions. Typically tasked with physical plant maintenance, this individual may also maintain and operate plumbing, electrical, and HVAC systems in small or light commercial facilities and institutions. The technician may be employed by a third party facilities maintenance contractor or be a full-time in-house resource employed by the building owner.

Public awareness of mold and Sick Building Syndrome, in addition to the development of standards for energy efficiency (LEEDs) has prompted building owners and operators to take a stronger look at tighter HVAC control and IAQ monitoring. Sealing a building to keep energy costs down typically runs contrary to maintaining good IAQ, which requires the circulation of fresh air. Building owners are seeing the need to monitor both energy consumption and IAQ in order to operate the facility efficiently and profitably...and keep it occupied.

Minimum Qualifications:
Minimum qualifications vary per position and responsibility, but typically require a high school diploma or Bachelor’s degree and work experience commensurate with the position. Certain industries may require specialized training or experience (for example, cleanroom maintenance may require experience with particle counting, air flow, and pressure controls).

Population:
Estimated 1.8 million (U.S.)

Buying Patterns:
Technicians will typically place a purchase requisition that must be approved. The buyer will then source the equipment from their local industrial or HVAC distributor. Technicians tend to make purchasing decisions based upon counter sales feedback, word of mouth from peers, and distributor catalogs.

Where they Buy:
• Industrial distributor storefront
• Industrial distributor outside sales person
• Catalog

Toolbelt (HVAC/IAQ):
• Contact thermometer
• IR thermometer
• Thermohygrometer
• Carbon monoxide tester
• Flue gas analyzer
• Combustion checker
• Combustible leak detector
• Digital multimeter
• Clamp meter
• Flow hood
• Vane anemometer
• Hot wire anemometer
• Manometer
• Refrigerant leak detector
• Pressure / vacuum tester
Fluke Offering (HVAC/IAQ):

- 983 Particle Counter
- 971 Temperature Humidity Meter
- CO-220 Carbon Monoxide Tester
- CO-210 Carbon Monoxide Probe
- CO-205 Aspirator Kit
- Fluke 62 Mini IR Temperature
- Fluke 63 IR Temperature
- 337 Clamp
- Fluke 16 DMM
- Fluke 179 DMM
- Fluke 87V DMM
- T5-600 Electrical Tester
- 80PK-8 TC Clamp
- PV350 Pressure Vacuum Module