

JOB OPENING AT O'BRIEN360

Job Title: Multifamily Green Building Field Technician

O'Brien360 is looking for another person to join our residential services team. Our team is a small group of people who geek out about building science. We are passionate about supporting multifamily buildings to provide healthy, comfortable housing with positive impacts on the community and the planet. Our new residential team member's primary role will be to support projects in the field during construction while getting on-the-job training to earn credentials for working in the fields of energy efficiency and green building.

Who are we?

O'Brien360's residential team focuses on supporting project teams in their progress towards sustainable market rate and affordable multifamily residential buildings – from pre-design through occupancy. Our clients span from experienced affordable and market-rate housing developers, both for-profit and non-profit; to small, first-time property developers who have never built a building before. Our projects are mostly in the Puget Sound region, but we also currently have residential projects in Alaska, California, Eastern Washington, Colorado, and Oregon. As Seattle's primary LEED for Homes Provider, we do A LOT of LEED work, but our goal is to always recommend the best tool for our clients' particular needs. Therefore, we are engaged in the whole rainbow of other rating systems from Phius and the Living Building Challenge, to Built Green, NGBS, ESDS, and ENERGY STAR. Our staff hold Accredited Professional, Rater and Verifier credentials for all these programs. If you have heard of any of these rating systems and the idea of working with them is exciting to you, then consider this position.

What are we looking for?

We are looking for someone who brings a background of skills and knowledge to build on and enthusiasm for working in the field, handling equipment, and working with contractors and trades people while training to become a RESNET Rating Field Inspector (RFI). In this role, you would be on site at construction projects verifying compliance with requirements and coaching project teams several days a week. We also need a good organizer and strong communicator to coordinate field work, prepare materials, maintain, and prep equipment, record data, and prepare field reports.

What's the opportunity?

A successful Field Tech will develop a good understanding of building science principles, be able to apply those principles to real-world conditions in the field, and progress to become an RESNET RFI qualified to perform QA and QC inspections independently. They could grow in this position to become a HERS energy rater or Building Energy Assessment Professional Certified Energy Auditor

and support our work on building performance standard compliance. This position builds a foundation for a career in the fields of construction, commissioning, and performance verification.

Who should apply?

So, if you have some background knowledge or experience in construction or building science; like working on-site and with people; and are organized with good communication skills, attention to detail, can keep track of multiple projects simultaneously, and know how to translate written information into practical application — but don't have direct experience with residential green building rating systems — this is your opportunity. It's a bonus if you have both project coordination and site work experience. If you have worked in building operations and property management (rather than in construction) and are excited by the green building world, that's also a good combo. If you have other related technical skills that may apply, we'd like to hear about them.

Are you Interested? Tell us what strengths you will bring to the team, where you want to grow, and why you want to work with O'Brien360.

Company Summary

O'Brien360 is a 33-year-old sustainability consultancy based in Seattle and dedicated to integrating sustainable building expertise, thoughtful analysis, and a collaborative approach toward catalyzing positive outcomes in the built environment. From project conception to occupancy, O'Brien360 delivers value and performance to clients across the entire project arc.

Vision

Equitable advancement of the built environment toward positive life cycle impacts.

Mission

Integrate sustainable building expertise, thoughtful analysis, and a collaborative approach to catalyze positive outcomes.

For more information about O'Brien360 and our green building consulting work, please visit www.obrien360.com.

Job Responsibilities

Initial Training

For the first six-month training period, the person in this position will:

- Train with Green Rater or Energy Rater on intermediate verification site walks to verify construction compliance with Thermal Enclosure Checklist/Quality Insulation Installation and compartmentalization quality standards for LEED, ENERGY STAR, Zero Energy Ready Home, PHIUS and others.
- Train with Green/Energy Rater on final verification site visits - including reviewing/prepping sampling plans and field data worksheets for Rater to finalize; loading and transporting equipment to site; transporting and setting up equipment on-site, preparing units for testing, assisting Rater with testing, recording test data, photo-documentation. Transferring/filing results and photos, producing draft reports for Rater to finalize.
- Train with qualified Commissioning staff to provide similar support to the above for energy code commissioning of central HVAC and DHW systems, and in-unit HVAC systems.
- Learn to support construction site QC, verification, and QA site visits by coordinating scheduling and follow-up.

Regular Responsibilities

As the person in this position learns the quality control and verification work above, they will:

- Regularly support the QC responsibilities above, independently verifying elements in the field as appropriate.
- Train to support Green/Energy Rater on intermediate construction site walks to assess framing and air sealing details, and HVAC rough installation for compliance with best practices, and certification requirements. Take notes and photos during walks, file and organize them, and produce draft reports for the Rater to finalize.
- Train to support Green/Energy Rater on preliminary/diagnostic performance testing visits, including loading and transporting equipment to site, transporting and setting up equipment on-site, preparing units for testing, assisting Rater with testing, recording test data, photo-documentation. Transferring/filing results and photos, producing draft reports for Rater to finalize.
- Build experience and qualifications to earn the RESNET Rating Field Inspector (RFI) designation.

Additional Potential Responsibilities

The person in this position may also learn and take on the following responsibilities:

Existing Multifamily Building Assessments

- Support qualified staff to complete energy performance and conditions assessments of existing multifamily buildings – building envelope, HVAC, hot water, lighting and other systems; prepare field reporting worksheets and tools; prepare and transport equipment to the site; attending meetings with facilities managers to take notes of equipment setpoints, schedules, and maintenance issues; take notes and photo-document audit observations; record test results; transfer and file results, notes and photos; prepare template-based draft reports for finalization by primary auditor;

Tool and Equipment Management

- Maintaining tool inventory, organizing storage, and tracking and coordinating tool calibration.

Data Management and Analysis

- Quality control of existing building benchmarking data; locating and identifying utility meters and confirming account ownership.
- Record and present data in worksheets and perform spreadsheet calculations.
- Unit-scale energy modeling (e.g. Ekotrope).

Requirements/Qualifications

- Be able to conduct site inspections and fieldwork, including the ability to carry up to 50 lbs., use and carry equipment up/downstairs, climb ladders, walk on roofs, and maneuver through construction job sites safely.
- Familiarity with construction and building science and/or residential sustainable rating systems such as LEED or Built Green.
- Associate degree or two years equivalent experience in construction, design, engineering, environmental science or building science technology.
- Strong verbal and written communication skills, especially in clearly communicating technical information.
- Ability to interact on a professional level with design and construction professionals, trades people, and field workers.
- A strong work ethic and efficient work style, including the ability to work well both independently and collaboratively.
- Computer skills: Microsoft Office, including skills with Excel, Word, and PDF editing, such as in Bluebeam; fluency using file sharing and project management cloud-based programs like Smartsheet; and the ability to work efficiently and effectively with computer programs to compile well organized documents.

Experience and credentials that are also valuable:

- Working knowledge and experience in residential sustainable rating systems, such as LEED, Built Green, ENERGY STAR.
- Working knowledge and experience in construction and building science.
- Bachelor's degree in construction, design, engineering, environmental science or building science technology.
- Experience with design specifications and/or construction submittal process.
- Experience with energy auditing, commissioning, or facilities management in existing residential and commercial buildings.
- Sustainable building credentials – such as RFI, LEED for Homes AP, LEED Green Rater, HERS Rater, ASHRAE or BPI Building Analyst, Built Green Verifier, Green Advantage Associate, Certified Passive House Consultant, or Phius Verifier.
- Existing building auditing or operations credentials like Building Energy Assessment Professional (BEAP), Certified Energy Auditor (CEA), Building Operator Certification (BOC), Certified Energy Manager (CEM), Energy Management Professional (EMP)
- Broad experience in sustainability from policy and planning through to operations and maintenance of the built environment.

Hybrid Work Environment:

We currently offer a hybrid work model of in office and remote work. This position is roughly 70% onsite at project construction sites and 30% office work. The following skills are especially important for success in this hybrid environment:

- Be able to engage effectively with clients and other staff through online tools, including chat, email, telephone, and video conferencing.
- Be conscientious of your screen presence when on video conferencing, maintaining a professional appearance and background.
- Be able to work independently and be accountable to other team members and the company.
- Be comfortable with setting up your computer and home workstation, and troubleshooting computer issues, with the assistance of our remote IT personnel.
- Be transparent and proactive with your team or supervisor about issues with your home work environment so that they can be quickly addressed.

O'Brien360 can provide training opportunities for related professional credentials for the candidate who has a passion for sustainable building work and interest in the technical knowledge needed to deliver at service levels expected at O'Brien360.

Benefits and Job Details

- Salary range - \$58,000 - \$75,000, annually. Salary range would be higher for an experienced RFI, HERS Energy Rater, Building Energy Assessment Professional (BEAP), or Certified Energy Auditor (CEA).
- Full-time
- Hybrid work model of office and remote depending on individual situations and team needs. Our office is in a LEED Gold historic building in downtown Seattle.
- The workweek schedule is flexible but requires 4 days in the office/remote or in the field.
- The workday is flexible but generally 9-5 availability is expected, other than fieldwork scheduling.
- Company-paid health and dental insurance, plus employee paid Aflac insurance available.
- Paid time off starting at 3 weeks, 10 paid holidays, and 8 hours of paid volunteer time per year.
- Company paid ORCA pass, plus Zipcar account for company travel.
- Generous company contributions to 401K after 1 year.
- Minimum of \$500 per employee per year towards professional development.
- Minimum of \$250 per employee per year towards matching donations.

Application Instructions

To apply, please send a single file in PDF or Microsoft Word format to info@obrien360.com. Please use your full name (last name first) as the file name and use "Multifamily Green Building Field Technician Job Application" as your email subject.

This file should be no more than 3 pages and include:

- a cover letter that describes how you heard about the job, why you are interested in it, and why you are a strong candidate.
- a one-page resume that highlights your relevant experience.
- three references (name, email address, and telephone number).

The position will be open until filled.

We look forward to hearing from you!

Equal Opportunity Statement:

O'Brien360 strives to create an inclusive, cooperative workplace. No employee of the company will discriminate against an applicant for employment or a fellow employee because of race, creed, color, religion, gender, national origin, ancestry, age, sexual preference, veteran status or any physical or mental handicap. This policy applies to all employment practices and personnel actions.