

# Heber City Airport – Russ McDonald Field K36U Hangar Construction and Design Standards

Effective July 21, 2016

## **Introduction**

These specifications shall be known as the Heber City Airport Hangar Construction and Design Standards

## **Purpose**

The purpose of these design standards is to ensure development of consistent high quality, to protect and enhance the investment of all those locating within the Airport Layout Plan (ALP). These standards provide a basis for directing and evaluating the planning and architectural design of improvements to each building site.

## **1.0 Goals**

The following goals form the basis for these design standards:

- Economic – Protection of property values and enhancement of investment
- Function – Encouragement of imaginative and innovative planning of facilities and sites and flexibility to respond to changes in market demand
- Visual –High standard of architectural and landscape design
- Social – Amenable working environment, which is integral part of the community
- Safety – Utilize safe building practices both during all construction practices including respect for all aircraft and airport operations.

## **2.0 General Provisions**

Buildings may not be constructed on airport property unless approved by the Airport Board, the Heber City Planning & Zoning Dept and the Heber City Building Dept for conformance in each of the following areas:

2.1 Current Airport Layout Plan (ALP) and Terminal Area Development (TAD) plans.

2.2 All applicable building restriction lines and height restrictions.

2.3 Interference with any Airport or Federal Aviation Administration radio or guidance equipment due to location or type of structural material.

2.4 Minimum structural standards as appended

2.5 Access to the proposed building including any required easements, roads or taxiways.

2.6 An approved Aviation Ground Lease with the City of Heber. Such a lease to include all areas deemed necessary to the normal use of the building. Minimum separation beyond the outermost perimeters of the structure shall be in accordance with the ALP. This provision may be waived, in whole or in part, by the Airport Board to facilitate Airport operations or access. Requests for waiver must be in writing, shall state the reason for the waiver and shall state in detail the mitigating measures to be taken with respect to the potential adverse impacts that may arise from granting the requested waiver.

### **3.0 Application**

These standards shall apply to all properties in the ALP and are in addition to any other jurisdictional requirements including but not limited to Zoning Ordinances and Building Codes of the City of Heber.

3.1 Copies of all structural plans, site plans, and material specifications developed by a certified architect and/or engineer shall be provided to the City for review and approval and upon approval shall become the property of the City.

3.2 The City or its Agent shall make frequent inspections during construction of any approved building. No changes to, or variations from approved plans and specifications shall be permitted unless approved in writing by the authorized Agent.

3.3 Construction of any approved structure or material component thereof may not commence until the following documents or proofs thereof are provided to the Agent.

3.3.1 Contractor's Comprehensive General Liability Insurance and Automobile Liability Insurance policies in an amount not less than Seven Hundred Fifty Thousand Dollars (\$750,000) for injuries, including accidental death, to any one person and subject to the same limit for each person, and in an amount of not less than One Million Five Hundred Thousand Dollars (\$1,500,000) on account of one occurrence. Contractor's Property Damage Liability Insurance shall be in an amount of not less than Five Hundred Thousand Dollars (\$500,000).

3.3.2 Property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interest of the Lessee, the Contractor, and Subcontractors in the Work and shall insure against the perils of fire and extended coverage and shall include "all risk" insurance for physical loss or damage including, without duplication of coverage, theft, vandalism and malicious mischief.

3.3.3 A performance, Material and Labor Payment Bond payable to the City of Heber in an amount equal to the entire cost of the project. A one year

maintenance bond equal to 10% of the amount of the Performance, Material and Labor Payment Bond shall be required upon substantial completion of the work.

- 3.4 In the event of any failure on the part of any Lessee to comply with Airport requirements or any failure to complete a construction project according to the approved plans and specifications, or within a reasonable time as determined by the City, shall be cause for the City to revoke any ground lease with the Lessee of the project and require that the structure be removed from the airport property. In addition to the foregoing remedies, the City shall retain all other remedies provided by the lease terms or provided by law.
- 3.5 Ground lease fee to be assessed from date of agreement for control of the pad.
- 3.6 Hangar construction is to be completed within 18 months from the date of agreement for control of pad.

## **Minimum Standards for Hangar and Buildings on Heber City Airport Property**

### **Appendix A-1: General Requirements**

A-1 This general section requires permits for building, plumbing and mechanical and electrical.

- A-1.1 All structures shall be designed and constructed in accordance with the Building, Plumbing, Mechanical and Electrical Codes as adopted by the State of Utah and Heber City.
- A-1.2 All plans must be approved by all required local or state Building Inspection offices and all permits must be obtained before construction begins.
- A-1.3 All building, electrical, plumbing, mechanical or any other work that is governed by Federal, State, or local licensing regulations will be performed only by individuals or companies so licensed.
- A-1.4 All construction shall be in compliance with all applicable zoning regulations, FAA regulations, height restrictions, and other regulations issued by any agency having jurisdiction over work or projects within the scope of these standards, shall apply.

A-1.5 Heber City must approve the schedule for all building and fire inspections, and inspections on all other associated work and said approved schedule shall become binding upon the applicant unless modification of said schedule has been approved in writing by the City.

## **A-2 SPECIAL REQUIREMENTS**

A-2 In addition to the General Requirements, the following Special Requirements are emphasized or added to promote safety and insurability of structures on airport properties and to maintain the value of airport properties.

### A-2.1 Footings and Foundations

Any enclosed structure not designed with a continuous perimeter footing-foundation shall be provided with an approved, continuous perimeter frost barrier.

### A-2.2 Structural Strength and Materials

The International Building Code, International Fire Code, and all construction Codes currently adopted by the jurisdiction shall apply as to allowable materials and structural strength for the structure class or type as determined by use, seismic zone, wind and snow loads.

The fire ratings of structures used for the storage of aircraft, motor vehicles, and flammable or hazardous materials shall comply with the Building Code and any Federal, State, or Municipal Fire Codes and are subject to approval by Wasatch County's Fire Marshall.

### A-2.3 Framing

All framing shall be of metal.

### A-2.4 Exterior

All exterior surfaces must be pre-finished aluminum, steel or CMU (concrete). No painted wood or other materials may be used.

All exterior materials and colors must be submitted to the City for approval before construction starts. A standard color will be identified for all hangars and registered with the City. No galvanized metal shall be used on any exterior surface.

### A-2.5 Exterior Finishes

Wood- No wood or wood composite siding or roofing shall be allowed. Exceptions to this rule may be granted by the Heber City based on aesthetics or airport operational requirements. Requests for exceptions to this requirement must be made in writing at the time of initial plan approval.

Steel - The minimum gauge of steel used for roofing or siding shall be twenty-eight (28) and shall be factory finished in a color approved by the City and warranted by the manufacturer as to color fastness for a minimum of twenty (20) years.

#### A-2.6 Floor and Ramp Construction

All floors must be constructed of concrete having a minimum of four inch thickness and shall include steel reinforcement of a type approved by the City. A stiff broom finish is required on exterior ramps if made of concrete.

#### A-2.7 Doors

Bi-fold doors are recommended because of their ease of operation during the winter months. Approved swing out, overhead or sliding doors may also be used. All pedestrian doors must be of pit-finished metal construction.

#### A-2.8 Drainage

The gradient of the finished floor of any proposed structure and the surrounding surfaces shall provide for positive flow of water away from hangar structures. In areas where no storm sewer exists, the City may require the installation of inlets and pipe designed for anticipated maximum flow and loading to be installed and attached to the existing storm sewer system. An approved system of oil/water separators may be required to prevent contamination of surface or ground water resources.

Oil/Water Separators. Aviation repair facilities and paint shops, dealerships, fuel stations, equipment degreasing areas, and other facilities generating wastewater with oil and grease content are required to pre-treat these wastes before discharging to the sanitary sewer system. Pre-treatment requires that an oil/water separator be installed and maintained on site.

Oil/water separators for commercial/industrial processes must be sized on a case-by-case analysis of wastewater characteristics. Typically a minimum capacity of 750 gallons is required for small fuel stations, aviation repairs, and light commercial sites; 1500 gallon capacity for large-scale aircraft washing and steam cleaning facilities. The ultimate discharge must be directed to the sanitary sewer system. All units regardless of size shall be fitted with a standard final-stage sample box and spill-absorbent pillows.

Oil/water separators shall be commercially manufactured and sized for the intended discharge rates for the facility where it is to be installed.

#### A-2.9 Landscaping

The City may require landscaping due to location or use of a structure. All plans for landscaping shall be approved by the City.

#### A-2.10 Utilities

Connection to electric, gas, culinary water, sanitary sewer and telephone shall be the responsibility of the Lessee. All new electric, cable TV and telephone lines shall be placed underground. Upon completion of construction, a plot plan showing the exact location of all Lessee installed utilities shall be given to the City.

No trenching or excavation shall commence until all pipes and lines in the area have been located. The City and utility companies shall be contacted for locations. The Lessee shall be responsible for any damage to existing utilities or communications lines.

#### A-2.11 Access

Under no circumstances will an uncontrolled opening in the Airport's security fence be allowed. Automatic gate access protocol must always be followed.

#### A-2.12 Paving

Asphalt Paving is required for the width of the leasehold from the front of the hangar to the existing taxi-lane. (See attached Exhibit A for paving specifications)

#### A-2.13 Impact Fees

Impact fees will need to be paid to Heber Light & Power for electricity. If water and sewer services are desired, impact fees will need to be paid to Heber City and the Heber Valley Special Service District (sewer only).

#### A-2.14 Other

Further restrictions or requirements may be imposed by the Airport Manager when, in his judgment, such restrictions or requirements are necessary to insure safety, airport operations, aesthetics, or property value.

### **A-3 NOTICE TO PROCEED**

A-3.1 When satisfied that applicable provisions of this directive have been, or will be fulfilled; the City will issue a letter notifying the Lessee to proceed with the approved work.

A-3.2 Any loss incurred due to work performed, materials purchased, or subleases signed by the Lessee prior to receipt of a Notice to Proceed shall be the Lessee's responsibility.