

Helena Regional Airport

Minimum Construction Standards for Aircraft Hangars

1. FRAMING

All framing shall be of painted metal or dimensioned lumber. Pole type construction may also be allowed if the design meets local building codes.

2. EXTERIOR

All exterior surfaces must be earth-tone colored, pre-finished aluminum or steel. No wood or other unfinished materials may be used. All proposed exterior materials and colors must be submitted to the Airport Authority for approval before construction may begin. No galvanized metal shall be used on any exterior surface.

3. FLOOR & RAMP CONSTRUCTION

All floors must be constructed of concrete with a minimum of four-inch (4") depth with steel reinforcement. Only a broom finish shall be used on exterior concrete ramps. Exterior ramp to taxiway shall be paved to meet the paving at adjacent hangars (1/2 the distance between buildings). Additional paved vehicle parking on the leased property is also recommended.

4. DOORS

Bi-fold doors are recommended because of their ease of operation during the winter months. Approved overhead and sliding doors may also be used. All pedestrian doors must be of pre-finished metal construction in metal jambs. No wood jambs will be permitted on exterior doors.

5. UTILITIES

All utilities including electrical, natural gas, water, sewer and telephone must be installed underground at the expense of the builder. Proposed location of these lines must have prior approval of the Airport Authority before any digging starts. All wiring and plumbing in or on the building or site must be done to commercial codes and standards. All sewer and water lines shall be constructed in accordance with the latest edition of Montana Public Works Standards and shall be approved by the City of Helena Public Works Department, State of Montana, or Lewis and Clark County (as applicable). If water service is installed, the owner shall install a water meter on the service line. A one-time fee of \$650 will be assessed for each lot to connect to utility services.

6. CONSTRUCTION STANDARDS

All construction must be accomplished in a workmanlike manner. During construction, the owner/builder will keep the site free of debris and refuse, in addition to making sure all building materials are secured to prevent them from blowing around and causing a safety hazard for aircraft. Construction trailers and/or campers used for work sites must be removed nightly and cannot be stored at the site for any length of time.

A representative of the Airport Authority reserves the right to inspect and reject any phase of the construction. A detailed drawing of the proposed hangar and a copy of the City of Helena, or State of Montana (as applicable) Building Permit must be submitted to the Airport Authority for approval before construction may begin.

7. CLEAN UP AND RECLAMATION

A covered dumpster or other appropriate covered receptacle shall be placed on the site prior to construction and shall be used for all waste materials.

All areas disturbed during the hangar construction, including utility trenches, must be cleaned up, compacted, and covered with topsoil and compacted again. The entire area shall then be re-seeded by the owner with the following grass mixture:

<i>Species</i>	<i>Pounds Per Acre</i>
Western Wheat Grass	12.5
Sodar Stream Bank	12.5
Fairway Crested	12.5
Slender Wheat Grass	12.5

All areas around the hangar must be back-filled in a manner that will allow mowing over the edges of ramps and adjacent to the building.

8. PAYMENT AND PERFORMANCE BONDS

The contractor who is to build the hangar shall obtain payment and performance bonds of which the hangar owner and the HRAA are both beneficiaries and insureds. As the Helena Regional Airport is a government subdivision, an unpaid contractor, subcontractor or vendor may not file a contractor's lien in the event of nonpayment. In the event HRAA is brought into litigation by reason of any dispute related to construction of the new hangar, the losing party will pay the reasonable attorney fees and costs of airport counsel.

9. PERMITS

The hangar owner is responsible for obtaining all required permits related to City of Helena Building Codes and/or State of Montana requirements. A copy of the appropriate permits, along with a set of construction plans, shall be submitted to the Airport Authority prior to the start of any construction.

***** Include This Form With A Signed Lease *****

ACKNOWLEDGMENT

I hereby acknowledge that I have received and read a copy of the Helena Regional Airport Minimum Construction Standards for Aircraft Hangars, and I agree to comply with the conditions contained therein.

Signed

Dated

Printed Name