



**Minimum Standards for
Aircraft Hangar Construction**

Approved 1/28/08

**Hancock County Port and Harbor Commission
Stennis International Airport (KHSB)
Minimum Standards for Aircraft Hangar Construction**

Section 1. Purpose.....	1
Section 2. Goals	1
Section 3. General Provisions	1
Section 4. Application.....	2
Section 5. Minimum Standard	3
5.1 General Requirements.....	3
5.2 Special Requirements.....	3
5.2.1 Footings and Foundation.....	4
5.2.2 Structural Strength and Material	4
5.2.3 Fire Rating	4
5.3 Framing	4
5.4 Exterior	4
5.5 Floor and Ramp Construction.....	4
5.6 Doors.....	5
5.7 Drainage.....	5
5.8 Oil/Water Separators.....	5
5.9 Landscaping	5
5.10 Utilities.....	5
5.11 Access	5
5.12 Clean up and Reclamation	5
5.13 Additional Requirements	6
Section 6. Notice to Proceed.....	6

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Section 1. Purpose:

The purpose of these Design Standards is to insure development of consistent high quality infrastructure and to protect and enhance the investment of all those locating on the airport. These standards provide a basis for directing and evaluating the planning and architectural design of improvements to each piece of land.

Section 2. Goals:

The following goals form the basis for these design standards.

ECONOMIC – Protection of property values and enhancement of investment and the development of industry and jobs.

ENVIRONMENTAL – Conservation of existing natural features and minimum adverse impact on the ecosystem.

FUNCTION – Encouragement of imaginative and innovative planning of facilities and sites and flexibility to respond to changes in market demand.

VISUAL – Variety, interest and high standard of architectural and landscape design.

SOCIAL – Amenable working environment, which is an integral part of the community.

SAFETY – Provide secure storage of aircraft, motor vehicles and equipment; provide for a safe environment to allow for a productive workforce.

Section 3. General Provisions:

3.1 Buildings may not be constructed on airport property, unless approved by airport manager for conformance in each of the following areas

3.1.1 Current Airport layout Plan (ALP).

3.1.2 All applicable Building Restriction Lines (BRL) and height restrictions.

3.1.3 Interference with any Airport or Federal Aviation Administration (FAA) radio or guidance equipment due to location of type of structure.

3.1.4 Minimum structural standards as appended.

- 3.1.5 Access to the proposed building, including any required easements, roads or taxiways.
- 3.1.6 An approved ground lease with the Hancock County Port and Harbor Commission, or an approved sublease with an existing authorized tenant of the Airport. Such lease to include all areas deemed necessary to the normal use of the building.
- 3.1.7 Minimum separation beyond the outermost perimeter of the structure shall be in accordance with the ALP. This provision may be waived, in whole or in part, by airport manager to facilitate 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 with respect to potential adverse impacts to ALP that may arise from granting requested waiver.

Section 4. 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 Hancock County, Mississippi.

- 4.1 Copies of all structural plans, site plans, and material specifications developed by a licensed architect and/or engineer shall be provided to airport manager for review and approval and upon approval shall become the property of the Airport.
- 4.2 Airport Manager or designated agent shall make frequent inspections during construction of any approved building. No changes to, or variation from approved plans and specifications shall be permitted unless approved in writing by airport manager.
- 4.3 Construction of approved structure or material component thereof may not commence until the following documents or proofs thereof are submitted and approved by the airport manager.
 - 4.3.1 Contractor's Comprehensive General Liability Insurance and Automobile Liability Insurance policies in the amount not less than defined by airport manager.
 - 4.3.2 Contractor's Property Damage Liability Insurance shall be in an amount of not less than defined by airport manager.
 - 4.3.3 Property insurance upon the entire Work site.
 - 4.3.4 A Performance, Material and Labor Payment Bond.

4.4 Erection of temporary buildings must be approved in writing by airport manager as to type; use, design and location on an individual basis for a specified term and that removal of temporary buildings will be done by the Lessee, at their expense, within fifteen days of the end of the approved term.

4.5 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 airport manager, shall be cause for management to revoke any ground lease with the Lessee of the project and require that the structure be removed from airport property. In addition to the forgoing remedies, airport manager shall retain all other remedies provided by the lease term or provided by law.

Section 5. Minimum Standard

5.1 General Requirements

This general section requires permits for the building, plumbing, mechanical and electrical.

5.1.1 All structures shall be designed and constructed in accordance with the Building, Plumbing, Mechanical and Electrical Codes as adopted by Hancock County, Mississippi.

5.1.2 All plans must be approved by all required local or state building inspection offices and all permits must be obtained before construction begins.

5.1.3 All electrical, plumbing and 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.

5.1.4 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.

5.1.5 Airport manager must approve the schedule for all work and the approved schedule shall become binding upon the applicants unless modification of the schedule have been approved in writing by airport manager.

5.2 Special Requirements:

The following are emphasized to promote safety, insurability of structures on airport properties and to maintain the value of all airport properties.

- 5.2.1 Footings and Foundations: Soil tests shall be performed at the location of any proposed structure and the design of the footing and foundation based on the results. Copies of the design and test results bearing the seal of a registered architect or engineer shall be submitted to airport manager.
- 5.2.2 Structural Strength and Materials: The Uniform Building Code or the Building Code currently adopted by Hancock County shall apply as to allowable materials and structural strength for the structural class or types as determined by use, seismic zone, wind and/or snow loads.
- 5.2.3 Fire Rating: 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 the approval of the Hancock County Building Office and Fire Marshal.
- 5.3 Framing: All framing shall be of metal.
- 5.4 Exterior:
 - 5.4.1 All exterior surfaces must be pre-finished aluminum, steel, Concrete Masonry Unit (CMU) or concrete construction. No painted wood or other material may be used
 - 5.4.2 All exterior materials and colors must be submitted to airport manager for approval before construction starts. A standard color will be identified and registered with airport manager.
 - 5.4.3 No galvanized metal shall be used on any exterior surface.
 - 5.4.4 No wood or wood composite siding or roofing shall be allowed. Exceptions to the rule may be granted by airport manager based on aesthetics or airport operational requirements. Requests for exceptions must be made in writing at time of initial plan review.
 - 5.4.5 The minimum gauge steel used for roofing shall be twenty-eight (28) and shall be factory finished in a color approved by airport manager and warranted by manufacturer as to color fastness for a minimum of twenty (20) years.
 - 5.4.6 Concrete: where CMU, poured in place or preformed concrete walls are used, the exterior shall be sealed and stained in a color approved by airport manager.
- 5.5 Floor and Ramp Construction: All Floors and ramps must be constructed of concrete having a minimum of five (5) inch thickness and shall include steel reinforcement of a type approved by airport manager. A stiff broom finish is required on exterior ramps.

- 5.6 Doors: Bi-fold doors are recommended because of their ease of operation. Approved swing out, overhead or sliding doors may be used. All pedestrian doors must be of pre-finished metal construction.
- 5.7 Drainage: The gradient of the finished floor of any proposed structure and the surrounding surfaces shall provide for positive flow of water into the existing airport storm sewer system. In areas where no storm sewer exists, airport manager may require the installation of inlet 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.
- 5.8 Oil/water Separators: Aviation repair and paint facilities, dealerships, fuel stations, equipment degreasing areas, and other facilities generating wastewater with oil and grease content are required to pre-treat these waters before discharging to the sanitary sewer system. Pre-treatment requires that an oil/water separator be installed and maintained on site.
- 5.8.1 Oil/water separators shall be commercially manufactured and sized for the intended discharge rates for the facility where it is installed.
- 5.9 Landscaping: Airport manager may require landscaping due to the location of the structure. All plans for landscaping shall be approved by airport manager.
- 5.10 Utilities: Connection to electric, gas, 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 airport manager.
- 5.10.1 No trenching or excavation shall commence until all pipes and lines in the area have been located. Utility companies shall be contacted for locations. The Lessee shall be responsible for any damage to existing utilities or communication lines.
- 5.11 Access: Airport Manager may require the Lessee to construct paved roadways, taxiways and controlled access gates to provide access to the structure. Plans for any roadway or taxiway so required shall be submitted to airport manager for approval. Under no circumstance will an uncontrolled opening in the Airport's security fence be allowed.
- 5.12 Clean up and Reclamation: A covered dumpster or other appropriate covered receptacle shall be on site prior to construction and shall be used for all waste materials.
- 5.12.1 All areas disturbed during hangar construction, including utility trenches, must be cleaned up, compacted and covered with topsoil and compacted again. The entire

area shall then be covered with sod or re-seeded by the Lessee with a grass mixture supplied by airport manager.

- 5.12.2 All areas around the hangar, apron, and ramp must be back-filled in a manner that will allow mowing over the edges of ramps and adjacent buildings.
- 5.13 Additional restrictions or requirements may be imposed by airport manager when, in their judgment, such restrictions or requirements are necessary to insure safety, airport operations, aesthetics, or property value.

Section 6. Notice to Proceed

- 6.1 When satisfied that all provisions of this directive have been, or will be fulfilled; airport manager will issue a letter notifying the Lessee to proceed with the approved work
- 6.2 Any loss incurred due to work performed, material purchased, or subleases signed by the Lessee prior to receipt of Notice to Proceed shall be the Lessee's responsibility.