



Proposed Private Hangar Maintenance Standards

General

Private hangars shall be subject to all codes and ordinances of the municipality having jurisdiction. *(Do you mean Pittsfield Township then? Pittsfield provided the original building permits.)*

Weeds & Landscaping

Hangar lots will be landscaped with grass or other ground cover to prevent dirt, sand, rocks and other materials from contaminating the taxiways or ramps. Lots shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; this term shall not include cultivated flowers. *(Many of the hangars pretty much completely covers the lots as defined in the lot map. I interpret this to mean that the city will maintain the grass and weeds as described outside the lots, and the tenant is only responsible for areas rented.)*

Litter, Junk & Garbage

The storage or accumulation of litter, junk, trash, rubbish, refuse, waste materials, garbage, debris or other foreign substances of every kind shall be prohibited *(outside the hangar.)* Junk shall include parts of aircraft, machinery, vehicles, appliances, furniture, remnants of wood or metal, crates, cartons or any other cast-off materials of any kind whether or not they could be put to any reasonable use. *(Storage of aircraft parts, tools and machinery normally used in the construction and maintenance of aircraft and aircraft support equipment shall be permitted without restriction.)*

Exterior Walls

The exterior wall system, which includes doors and windows, shall provide the building with a weather resistant exterior shell. Exterior walls shall be structurally sound and anchored to a sound building foundation. Exterior wall systems shall be completely painted as needed. Metal exterior wall panels with specialized coating systems shall be completely painted as needed. Rust, peeling or cracking paint in excess of 15% of the wall surface area shall be properly treated and painted. It shall be the responsibility of the Lessee to provide manufacturer's information on any specialized coating systems to the Airport Manager.

Roofs

The roof system shall provide the building with a weather resistant exterior shell. The roof system shall be sealed to resist weather intrusion. All roofing materials and associated accessories shall be properly adhered and connected. Metal roof panels with specialized coating systems shall be completely coated as needed. Rust, peeling or cracking coating material in excess of 25% of the roof surface area shall be properly treated and coated. It shall be the responsibility of the Lessee to provide manufacturer information on any specialized coating systems to the Airport Manager.

Doors

All man doors and hangar doors shall be fully operational and provide the building with a weather resistant exterior shell. All doors shall be lockable and secure. Support components for the door system shall also be operational and in



structurally sound condition. The exterior of the doors shall be treated as exterior walls for the purpose of exterior paint/finishes.

Windows

All windows, including those in man or hangar doors, shall be free from breakage and provide the building with a weather resistant exterior shell. Windows shall be properly caulked and sealed. Operable windows must have interior locks. Window glass can be transparent or have an opaque coating but shall not be painted. Window opening shall not be boarded over with any materials. Exterior window frames shall be treated as exterior walls for the purpose of exterior paint/finishes.

Ramps/Hangar Drives

Concrete or asphalt hangar drives must be maintained from the hangar to the taxiway in a level and non-deteriorated condition. Paved surfaces should be kept free of contaminants. Buckled or heaved concrete should be repaired or replaced *if it should be so out of plane as to be a hazard to aircraft operations*. Asphalt surfaces should be sealed as needed and loose chunks of asphalt should be removed and then repaired or replaced as necessary.

Inspection Frequency

Hangars may be inspected by Airport personnel, or their designated representative, every twenty four (24) months. Hangars may be inspected any time there is a complaint or other indication of a violation of these standards.

Limitations

Nothing in these standards shall be interpreted to mean that the hangar shall be more secure, weather tight, leak free, plumb, square, stable, strong, or attractive than when it was built.

Foundations??

Fire Extinguishers?

Proposed Modification Private Hangar Maintenance Standards

General

Private hangars shall be subject to all codes and ordinances of the municipality having jurisdiction.

Weeds & Landscaping

Hangar lots will be landscaped with grass or other ground cover to prevent dirt, sand, rocks and other materials from contaminating the taxiways or ramps. Lots shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; this term shall not include cultivated flowers.

Litter, Junk & Garbage

The storage or accumulation of litter, junk, trash, rubbish, refuse, waste materials, garbage, debris or other foreign substances of every kind shall be prohibited. Junk shall include parts of aircraft, machinery, vehicles, appliances, furniture, remnants of wood or metal, crates, cartons or any other cast-off materials of any kind whether or not they could be put to any reasonable use.

Exterior Walls

The exterior wall system, which includes doors and windows, shall provide the building with a weather resistant exterior shell. The exterior wall system shall be properly caulked and sealed to resist weather intrusion. Exterior walls shall be structurally sound and anchored to a sound building foundation. Exterior wall systems shall be completely painted as needed but at least every 10 years. Metal exterior wall panels with specialized coating systems shall be completely painted as needed but at least every 25 years. Rust, peeling or cracking paint in excess of 15% of the wall surface area shall be properly treated and painted. It shall be the responsibility of the Lessee to provide manufacturer's information on any specialized coating systems to the Airport Manager.

Exterior Walls(proposed changes)

The exterior wall system, which includes doors and windows, shall provide the building with a weather resistant exterior shell. Exterior wall systems shall be free from excessive rust, peeling paint, and color fading. The doors and windows shall be functional and meet their original design specification. The exterior walls shall be structurally sound and meet the original design specification for foundations that it is currently on.

Roofs

The roof system shall provide the building with a weather resistant exterior shell. The roof system shall be properly caulked and sealed resist weather intrusion. All roofing materials and

associated accessories shall be properly adhered and connected. Roof systems shall be completely coated as needed but at least every 7 years. Metal roof panels with specialized coating systems shall be completely coated as needed but at least every 20 years. Rust, peeling or cracking coating material in excess of 25% of the roof surface area shall be properly treated and coated. It shall be the responsibility of the Lessee to provide manufacturer information on any specialized coating systems to the Airport Manager.

Roofs (suggested modifications)

The roof system shall provide the building with a weather resistant exterior shell. The roof system shall be properly sealed to resist weather intrusion. All roofing materials and associated accessories shall be properly adhered and connected. Rust, peeling and cracking coating material shall be properly treated. All roofing repairs should be done in ethically pleasing manner.

Doors

All man doors and hangar doors shall be fully operational and provide the building with a weather resistant exterior shell. Doors shall be properly caulked and sealed. All doors shall be lockable and secure. Support components for the door system shall also be operational and in structurally sound condition. The exterior of the doors shall be treated as exterior walls for the purpose of exterior paint/finishes.

Doors (suggested changes)

All main doors and hangar doors shall be operational and provide the building with a weather resistant exterior shell. Support components for the door system shall be operational and structurally sound. The exterior of the doors shall be treated as exterior walls for the purpose of exterior paint/finish. (PLEASE SEE SUGGESTED CHANGES FOR EXTERIOR WALLS)

Windows

All windows, including those in man or hangar doors, shall be free from breakage and provide the building with a weather resistant exterior shell. Windows shall be properly caulked and sealed. Operable windows must have interior locks. Window glass can be transparent or have an opaque coating but shall not be painted. Window opening shall not be boarded over with any materials. Exterior window frames shall be treated as exterior walls for the purpose of exterior paint/finishes.

Windows (suggested changes)

All windows shall be free from breakage and provide the building with a weather resistant exterior shell. Window openings shall not be boarded over except temporarily to secure the building against theft or weather damage. Exterior window frames shall be treated as exterior walls for the purpose of exterior paint and finishes.

Ramps/Hangar Drives

Concrete or asphalt hangar drives must be maintained from the hangar to the taxiway in a level and non-deteriorated condition. Paved surfaces should be kept free of contaminants. Buckled or heaved concrete should be repaired or replaced to maintain a level surface. Asphalt surfaces should be sealed as needed and loose chunks of asphalt should be removed and then repaired or replaced as necessary.

Ramps/Hangar Drives (suggested changes)

Concrete or asphalt hangar drives shall be defined as that area from the edge of the hangar to the drive that is commonly used by all aircraft. Buckled or heaved concrete due to weather shall be treated as a special case and held to different standards. Concrete or asphalt that is repeatedly damaged or heaved due to weather shall only be inspected on a usability criteria. Special soil conditions and lack of good drainage shall also be considered when inspecting these areas. The ramps shall be maintained in a condition that will allow aircraft to enter and exit. The condition of the ramp shall look structurally sound.

Inspection Frequency

Hangars may be inspected by Airport personnel, or their designated representative, every twenty four (24) months. Hangars may be inspected any time there is a complaint or other indication of a violation of these standards.

Inspection Frequency and Inspection Method (suggested changes)

Hangars may be inspected by Airport personnel, or their designated representative along with the hangar owner or his representative. The inspection shall be done by both groups at the same time. Inspections shall be done every 5 years. Results of the inspection shall be made public to all private hangar owners.