

## **Central Maine Regional Airport Hangar & Apron Construction Requirements**

1. General Requirements:
  - 1.1 All costs including any legal fees associated with the proposed hangar development at Central Maine Regional Airport shall be absorbed solely by the applicant. The Town of Norridgewock accepts no financial responsibility for any development proposals completed or otherwise.
  - 1.2 Buildings shall be of standard design for conventional hangars, T-hangars, and nested T-hangars. All designs shall receive Town of Norridgewock written approval and a building permit shall be obtained from the Code Enforcement Officer prior to commencement of construction work.
  - 1.3 Buildings shall be covered with prefinished metal siding. Building colors shall be forest green with white doors, windows and trim. Outside face of exterior doors shall also be painted white. Roofs shall be standing-seam metal or approved equal, prefinished in silver. All buildings will be numbered by owner or at owner cost with 3-inch black numbers.
  - 1.4 Design calculations and plans shall be reviewed by the Code Enforcement Officer. The plans and drawings shall show, at a minimum, each structural building type; frame requirements and locations within the structure; details of anchor-bolt settings and all other building requirements per the International Building Code.
  - 1.5 All building materials and methods of construction shall meet Maine State Building Specification standards, Town of Norridgewock and the International Building Code.
  - 1.6 Building site(s) proposed to be leased by the applicant shall be laid out and approved by the Code Enforcement Officer.
  - 1.7 The fee to construct a new hangar unit will be set by the Select Board and reviewed on a periodic basis.
  - 1.8 Building construction shall be completed within one year from date of the building permit approval. This includes approval by the Code Enforcement Officer. The lease will be forfeited if building construction is not completed within one year. See lease agreement dated \_\_\_\_\_, Article XII, *Default*, for further details.
  - 1.9 Any damage to buildings shall be repaired to the standards of the International Building Code within six months of date of damage.

## 2. Hangar Size

Single unit hangars shall be 42 feet wide by 32 feet deep for a total of 1,344 square feet. Double unit hangars shall be a maximum of 60 feet wide by 50 feet deep and 1,345 to 3,000 square feet. Any deviations in size must be approved by the Town of Norridgewock. Hangar height shall be approved in advance by the Town of Norridgewock and will not exceed the maximum FAA height restrictions.

## 3. Site Work

- 3.1 Hangars housing aircraft shall have paved taxilanes leading to adjacent paved aircraft apron area or adjacent taxiway/taxilane. Paved taxilanes shall consist of:

Bituminous pavement surface: Maine Department of Transportation (MDOT) binder course (1 1/2 inches), MDOT surface course (1 1/2 inches); total compacted bituminous pavement thickness: 3 inches.

Aggregate base course material: MDOT - Type 'A' crushed aggregate; total compacted depth: 6 inches

Material handling and installation shall conform to MDOT requirements.

- 3.2 Grading around hangars shall provide positive drainage away from the structure. Grading on the lead-in taxilanes shall be a minimum of 0.5 percent and shall not exceed 2-percent downward slope away from the hangar. Concrete hangar floor slabs, if used, shall be placed 1/2 inch above interface of paved taxilane. Bituminous pavement hangar floors shall be sloped to prevent the inflow of storm water runoff.
- 3.3 All utilities shall be underground meeting the appropriate local, state and federal codes. All power cables beneath paved surfaces shall be placed in rigid steel conduit or Schedule 80 PVC. Each facility shall be metered separately for all units.
- 3.4 All areas surrounding the building which are not paved shall be loamed (2-inches) and seeded and maintained in good repair. Grassed areas shall be maintained in good condition for the life of applicant occupancy.

4. Foundations and Floors:

Will meet the requirements of the International Building Code, but no less than; the foundation may be of the following types: sonotube, reinforced slab on grade, frost wall or pressure treated posts. Concrete used for foundation of the hangar will be 3500 psi compressor strength with air entrainment of 3-5 percent.

5. Exterior Finishes:

- 5.1 All hangars shall be covered with prefinished metal siding.
- 5.2 Standing-seam metal roofs, or approved equal. Snow load requirements shall be based on current code requirements.
- 5.3 Sections 5.1 and 5.2 must meet or exceed the International Building Code requirements.

6. Sectional Steel Doors:

All hangars shall be equipped with commercial grade, sectional metal doors and frames, either bi-fold or overhead (manual or electric).

7. Windows:

- 7.1 Windows shall be fixed (non-operable) or awning windows. Awning windows shall be equipped with screens.
- 7.2 Windows shall be installed in accordance with manufacturer's written instructions.

Adopted: December 2009

Amended: June 8, 2023