

Minimum Requirements for  
Construction of Buildings and  
Facilities at

# **RALEIGH**EXEC JETPORT

700 Rod Sullivan  
Sanford, North Carolina 27330

Adopted July 9, 2020  
Amended January 26, 2023

## 1.1 REQUIREMENTS

- A. The specifications contained herein have been established to provide an outline of the minimum requirements for construction of buildings at Raleigh Exec Jetport. The specifications are intended to provide a standard for planning, design, and construction. All buildings and facilities constructed on airport property must meet or exceed all requirements specified herein.
- B. For the purposes of this document, the term Owner shall refer to Sanford-Lee County Regional Airport Authority or its designated representative and the term developer shall refer to the lessee project manager.
- C. Buildings and facilities may not be constructed on airport property unless approved by the Owner.
- D. The Developer is responsible for obtaining all permits required by Lee County, the State of North Carolina, or the Federal Aviation Administration
- E. The Developer is responsible for obtaining an Erosion and Sediment Control permit from North Carolina Department of Environmental Quality (NCDEQ) for development with one (1) or more acres of ground disturbance.
- F. Construction must be in compliance with FAA regulations for design and construction, height restrictions, safety and all other regulations established by applicable agencies having jurisdiction over the project.
- G. Design must conform to FAA requirements and shall incorporate FAA standard construction specifications located in Advisory Circular 150/5370-10, Standards for Specifying Construction of Airports (current edition). building/apron minimum design for Group 1 Aircraft shall be 24,000 lb. single wheel. Minimum Design for Group 2 Aircraft shall be 60,000 lb. dual-wheel. New building construction shall be required to provide fire protection (i.e., fire walls) on building side walls sharing a wall with future adjacent building space.
- H. Developer is required to provide soil test information as it relates to the design details of apron pavement and building structure to be reviewed by the Owner's consulting engineering firm at the developer's expense.
- I. Anyone constructing a building or facility on airport property must follow the Owner's Rules & Regulations, Stormwater Pollution Prevention Plan

(SWPPP), and Spill Prevention Control and Countermeasure Plan (SPCC).

- J. Building construction must be in compliance with the National Fire Protection Association (NFPA) regulations, all state and local Fire Codes, including NFPA 58 regulating LP gas tank placement. All construction must be approved by the local Fire Marshal when applicable.
- K. All construction activities must conform to the requirements of FAA Advisory Circular 150/5370-2 (current edition), Operational Safety on Airports During Construction.
- L. Developer is required to utilize a General Contractor properly licensed in the State of North Carolina to oversee all construction.
- M. Developer shall be required to locate and protect existing utilities and facilities from damage by equipment or personnel. Developer is responsible for repair of any utilities or facilities damaged during construction.
- N. Developer will be required to transport and store all equipment and materials in a manner which will not damage any existing pavement, buildings, signs, lights, etc. Any damage will be repaired by the Developer at no cost to the Owner.
- O. No debris of any nature or staging of materials and equipment shall be allowed outside of the Developer's approved construction area. All loose materials must be tied down and kept within the limits of construction. Developer must not leave or place foreign object debris (FOD) on or near active aircraft operations areas (AOA). Material tracked onto these areas must be continuously removed during the construction project.
- P. Developer shall control and continuously remove waste or loose materials that might attract wildlife during construction.
- Q. Developer shall be responsible for providing for his own trash removal. A dumpster must be provided by the Developer and located in a centralized location on airport property, as directed by the Owner.
- R. Developer shall be responsible for the connection cost of all utilities needed for buildings and facilities.
- S. Developer shall be responsible for any costs associated with annual testing of backflow preventers, as may be required by Raleigh Exec.

- T. Plumbing: Any Aircraft storage building larger than 3,600 sq/ft shall be equipped at a minimum with a restroom, utility sink and outside hose bib.
- U. Signage: A location number is required to be placed on the building. Exterior signage is optional. All signage plans shall be approved by the Owner. Exterior sign will consist of one building-mounted sign facing the landside and/or one building mounted sign facing the airside.
- V. Metal: Building sheets shall be a minimum 26-gauge galvalume coating conforming to ASTM specification A-792 with a panel configuration of 1-1/8" min. high, major ribs 12" on building. Wall sheets shall be a minimum 26-gauge galvalume coating conforming to ASTM specification A-446 with a panel configuration of 1-1/8 min. high, major ribs 12" on center.

## 1.2 SUBMITTALS

- A. Plans and specifications for construction must meet all local, State and Federal building codes. The cost of all engineering and permitting services shall be the Developer's responsibility.
- B. The Developer is responsible for preparing all documents contained in this section and submitting documents to Owner for review and approval. The Developer is responsible for all costs associated with the Owner's Consulting Engineer's review of the proposed plans, specifications, shop drawings, submittals, and inspection of the improvements.**
- C. Pre-Construction Submittal
1. Project must be approved by Owner prior construction.
  2. Developer shall submit one (1) set of 24"x36" plans sealed by a Professional Engineer (PE) licensed in the state of North Carolina, as well as a PDF copy. The plan set shall include the following as applicable:
    - a. Cover Sheet
    - b. Project Layout and Safety Plan
      - i. Existing and proposed geometry
      - ii. Haul Route
      - iii. Staging and Stockpile Areas

- iv. Project Limits
- v. Phasing and construction safety measures
- vi. Traffic control devices, if necessary
- c. Typical Sections - for proposed details for pavement and hangar floor
- d. Demolition Plans
- e. Geometric Layout Plan
- f. Erosion Control Plans
- g. Grading and Drainage / Site Plan
  - i. Existing and Proposed Contours
  - ii. Spot Elevations
  - iii. Final building or facility fixed floor elevation (FFE)
  - iv. Proposed drainage pipes and structures
  - v. Pipe invert and size
- h. Utility Layout Plan
  - i. Proposed water service, sanitary sewer service, oil/water separator, electrical service, data/communication service
  - ii. Associated utility details
- i. Landscaping Plan
- j. Structural Plans
- k. Building Plans
- l. Foundation/Footing Details
- m. Mechanical, Electrical, and Plumbing Plans and Details

3. The Owner may request additional information regarding project specifications, shop drawings or materials proposed to be used on the project.
4. The Developer is responsible for submitting a Notice of Proposed Construction, Form 7460-1, to the FAA for review and approval. The Developer shall submit this form once the Owner has approved the hangar site location and hangar size. Form 7460-1 reviews typically take 45-90 days to process and approve.

D. Complete set of Record Drawings upon the completion of construction.  
Record Drawings shall be submitted in AutoCAD format, as well as a set of

24" x 36" drawings.

### **1.3 WARRANTY REQUIREMENTS**

A. Warranty periods begin at the date of Substantial Completion. Warranty for all construction shall be a minimum of 1 year.

### **1.4 CONSTRUCTION ADMINISTRATION, INSPECTION, & QUALITY ASSURANCE**

- A. The Owner and/or its representative shall be allowed to inspect any and all work done during the construction phase of the project. The Owner is authorized to stop work immediately in the event that any of the plans or specifications are not being followed. In the event that the Owner stops Work, the Developer shall be immediately notified and the parties shall work towards a sufficient solution to avoid delays in the project.
  
- B. The Developer is **solely responsible for any and all costs** related to quality assurance testing to verify conformance with earthwork, stone base, concrete, and asphalt to the minimum requirements outlined in the Owner's Construction Specification and the project specifications.