

Port of Camas/Washougal's
MINIMUM REPAIR STANDARDS FOR GROVE FIELD AIRPORT

This document contains the minimum repair standards that Grove Field Airport hangar tenants must adhere to when performing any tenant improvements to the hangars. Note: all improvements made prior to adoption of these Standards, will be considered on a case-by-case basis for exemption from these Standards.

GENERAL REQUIREMENTS:

First and foremost, all work and materials must be of professional grade. Inferior materials or partial attempts at improvements are not acceptable.

Tenant must notify the Port of Camas/Washougal for review and approval of plans and/or paint colors before performing any work.

There will be NO COMPENSATION from the Port for improvements made. Improvements remain the property of the Port, unless noted otherwise herein, and no lien shall cause to be attached to Port property.

WALL PAINTING:

The wall paint must be appropriate for the surface, i.e. wood paint for wood surfaces, and steel paint for steel surfaces. Proper cleaning and preparation must be done before applying paint. Paint is to be applied with brush or roller; no spray painting is allowed. All paint color is to be pre-approved by the Port. The hangar tenant is liable for damage to neighbors' assets.

FLOOR COVERINGS:

Painting: Proper cleaning and preparation must be done before applying paint to the floors. The paint should be properly rated for the application, i.e., concrete paint with non-slip agents. Paint is to be applied with brush or roller; no spray painting is allowed. Walls must be masked to protect them from floor paint. All paint color is to be pre-approved by the Port.

Carpet: Carpet choice is up to the hangar tenant; however, tenant must remove all carpeting from the hangar when moving out of the hangar.

LINE PAINTING:

Guide lines on the floor in the hangar, and on the apron: Lines should be painted straight and be no more than 8 inches wide.

GUTTER INSTALLATION:

Gutters should be adhered to the underside of the roof panels. NO downspouts are allowed due to the sliding doors.

LIGHT INSTALLATION:

Tenant lighting improvements: All work must meet Department of Labor & Industries Electrical Standards. All fixtures must have protected lamps, i.e., fixtures with a shield over the lamp, and all shields must remain in place at all times. All permanent wiring must be in conduit. If the tenant wants to take the light away when they leave, then tenant should mount a ceiling outlet for the fixture to plug into. If the fixture is permanently wired with conduit, then the tenant must leave the light behind when they move out of the hangar. The permanent improvement becomes Port property and must stay with the hangar.

DOOR TRACK & DOOR MODIFICATIONS:

Modifications to the door track should be discussed with the Port's Maintenance Department before proceeding. Creating removable sections of the door track has been successfully done in the past. This may accommodate some of the issues with "heavy" aircraft or hangars where the apron is at a steeper grade. The doors, themselves, are NOT to be modified by the tenant.

USE OF ROOF AND CEILING TRUSSES:

Tenant should NOT use the trusses for *anything*. Do NOT use any ceiling beams for suspension of loads or for storage of personal items.

WINCH INSTALLATION:

Contact the Port's Maintenance Department before attaching a winch to a hangar wall. The Port will provide an attachment bracket designed specifically for the hangar and load. Extension cords cannot be used as a permanent power supply to the winch. The winch must be disconnected from the power supply between uses, or plugged into a permanent outlet within the winch cord length.

SHELVING AND BENCHES:

Free-standing work benches and shelving may be stabilized by fastening them to the walls. Do not build shelving onto or hang shelving directly from the walls. Tenant must remove all shelving from the hangar when moving out of the hangar.

ADDITIONAL OUTLET POWER:

NO modifications to existing outlet circuits are allowed. The Port recommends power strips with surge protectors if additional outlets are needed within the hangar. The plug assembly must rest on the floor, a table, or be secured to a wall. These power strips must not be supported (or suspended) by a cord. Additionally, power cords should be unplugged when not in active use. Extension cords CANNOT be used for permanent wiring.

STORAGE OF BOATS, VEHICLES, JET SKIS:

If anything stored in the hangar holds oil, or has a leak or drips fluids of any kind, an adequate drip pan must be installed underneath to capture any fluid. No equipment stored in the hangar is allowed to block doors, light switches, fire alarms, or impede the effectiveness of the fire sprinkler system.