

Rutherford County Airport



Airport Information



TABLE OF CONTENTS

SECTION 1.....GENERAL INFORMATION

SECTION 2.....AVIATION FUEL

SECTION 3.....PROPERTY TAX

SECTION 4.....AIRCRAFT STORAGE

SECTION 5.....HANGAR DEVELOPMENT PLAN

SECTION 6.....HANGAR BUILDING REQUIREMENTS

SECTION 7.....RESTRICTED AREA

SECTION 8.....LICENSING AND REGULATION

SECTION 9.....BUILDING PERMIT AND INSPECTION

SECTION 10.....SAMPLE GROUND LEASE

SECTION 11.....NEW HANGAR DEVELOPMENT CHECK LIST



SECTION 1

GENERAL AIRPORT INFORMATION

We are pleased to pass along this information concerning the Rutherford County Airport for your review as you consider a ground lease and hangar construction for the storage of your aircraft or operation of a business. The Rutherford County Airport is located on 280 acres and has an average of 33 aircraft operations per day. Approximately 48 aircraft are based on the field. The 5,000 LF runway can accommodate most general aviation and corporate business travel needs. While at our airport, don't forget to check out the 57 Alpha Cafe known for their cheeseburgers and the best banana pudding in the South!

We hope you find the information provided in this document useful for your evaluation of our airport. We also encourage you to contact the Director of Operation if you require additional information related to airport operations or to schedule a tour our facilities.

Rutherford County Airport

Devon Raisch
Director of Operations
110 Marchman Field Drive
Rutherfordton, NC 28139
Phone: (828) 287-0800

SECTION 2

AVIATION FUEL

Competitive aviation fuel prices make the Rutherford County Airport an attractive location to base your aircraft. The current fuel rates are posted at www.airnav.com/airport/KGQD and our posted price is inclusive of sales tax.

Rutherford County Airport offers a \$0.10 per gallon discount on fuel purchases for aircraft based on our field. Additionally, purchases over 75 gallons of 100LL and 250 gallons of Jet-A have a \$0.10 per gallon discount.

The airport offers 24-hour self-service fuel and full-service fuel during our regular business hours. Also 24-hour call out services are available for afterhours full-service aircraft fueling.

SECTION 3

PROPERTY TAX

A low property tax rate of \$0.597 per \$100 for the county and \$0.10 per \$100 is collected for the Hudlow Fire District.

SECTION 4

AIRCRAFT STORAGE

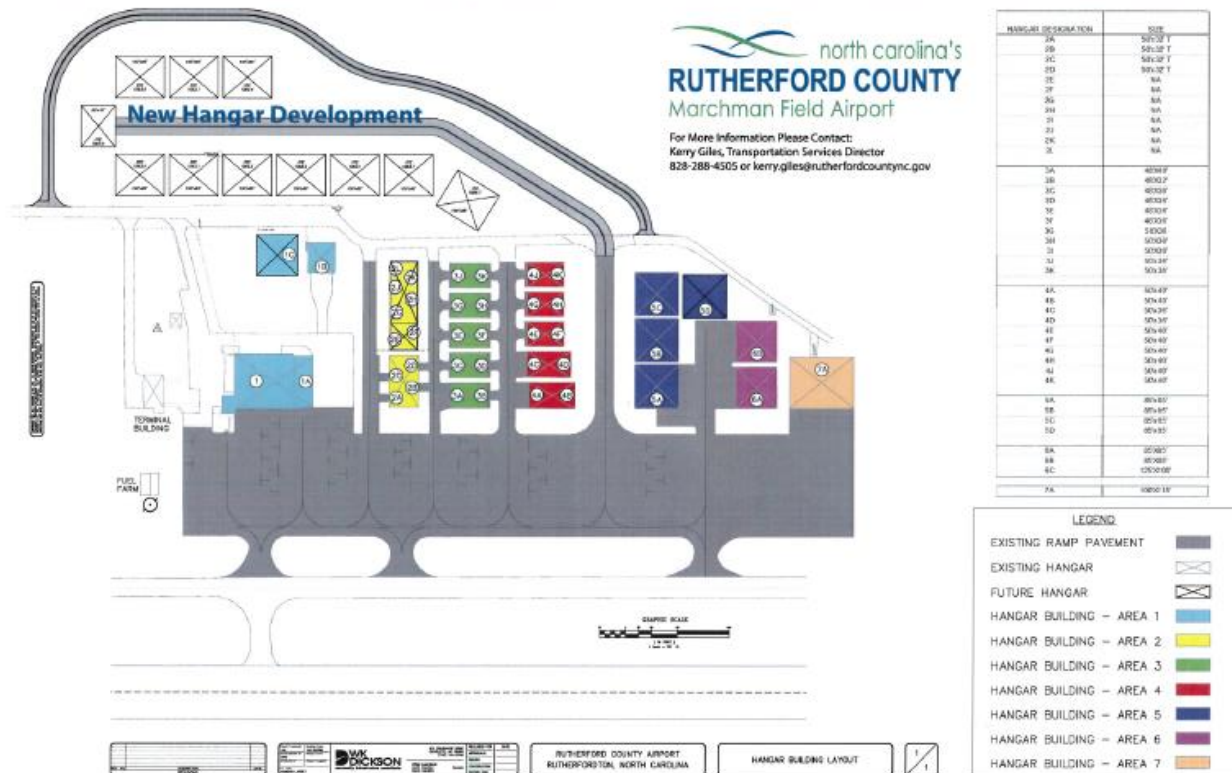
The Rutherford County Airport offers opportunities to tie down aircraft on the field as well as ground leases to construct hangars for indoor storage. Currently, there are approximately 24 existing structures providing indoor storage of aircraft. Additionally, pre-graded sites are available with existing taxiways to accommodate additional hangars. The current ground lease rate for the construction of hangar space is \$0.20/SF/Year. A conceptual hangar development plan and hangar building requirements have been included in this package for your review. A sample copy of our ground lease agreement and commercial ground lease agreement is available upon request or to view online go to: https://www.rutherfordcountync.gov/departments/airport_dept/index.php.

SECTION 5

HANGAR DEVELOPMENT PLAN

The rendering below of the new hangar development plan is for conceptual purposes only. The location of each new hangar site will be determined by the Rutherford County Airport Authority.

NEW HANGAR DEVELOPMENT SPACE AVAILABLE



SECTION 6

1.8 BUILDING REQUIREMENTS & GROUND RENTAL:

Any person desiring to erect or construct any building or related facility on the airport shall be required to submit plans and specifications for the same (4 copies of each) to the RCAA for distribution and consideration. The plans shall also include a general layout, drawn to scale, showing the desired amount of ground actually required for the operation of such building or facility in addition to the portion of the property to be occupied by the building or facility proper. Doors on all buildings shall be self-contained. No projection for the suspension or carrying of doors shall be permitted beyond the building line as established by the RCAA. All buildings erected upon or facilities installed at the airport shall conform to the requirements of the RCAA, and the building codes of the State of North Carolina and the RCAA and be approved by the RCAA. Prior to the commencement of any construction, all licenses and permits must be obtained. When plans have been approved by the RCAA, a lease may then be entered into at the rate prescribed by the RCAA. RCAA reserves the right to require that construction materials be limited to metal, block or rock for the construction of hangers.

SECTION 7

1.9 RESTRICTED AREA; GENERAL:

All areas of the airport, except those areas open to the public, are restricted and no person shall enter upon the Air Operations Area, or any hangar except:

- (1) Persons assigned to duty therein;
- (2) Authorized representatives of the FAA and the North Carolina Division of Aviation.
- (3) Passengers under appropriate supervision, entering the Air Operations Area for the purpose of enplaning and deplaning;
- (4) Business representative in the conduct of their business with the tenants;
- (5) Aircraft Owners or Renters and/or their authorized representatives; and
- (6) Authorized representatives/employees of the RCAA.

SECTION 8

2.1 LICENSING AND REGULATION:

A. No person shall operate motorized vehicles of any kind on the Airport without a valid Operator's License.

COMMERCIAL BUILDING PERMITS

Before purchasing a commercial building permit, the plans **MUST BE REVIEWED BY THIS OFFICE**. A building inspector and a fire inspector will review these plans to work out any problems in meeting State codes before any work can begin. This may take several days. We require two (2) sets of plans of the project and there is a fee for this review. Please see chart below. Once you have approval from the inspectors, you may begin the process of getting a building permit. Please see this process on the page "Obtaining My Permit." Your plan review fee will be added into your permit cost.

Commercial Plan Review Fees:

Non-engineered	\$ 50
0 - 5,000 SF	\$100
5,001 SF - 20,000 SF	\$150
20,000+ SF	\$200

COMMERCIAL PLAN REVIEW TAKES 7-10 DAYS. PLEASE PLAN YOUR SCHEDULE ACCORDINGLY.

The cost of a commercial building permit is based on the value of the entire project. We will need to know this value before computing the cost of your permit.

See Commercial Building Permit Application attached.

COMMERCIAL PERMIT FEES

Commercial permit fees are based on the project cost. Please see attached Permit Fee Schedule.

Once you have an assigned building inspector, it is best to talk with him as he will know you, your site, and your project, and can best answer your questions or concerns. Until that time and for general inquiries, inspection/permit requests, or for correspondences related to your permit such as duct testing, penetrometer testing, termite verifications, permit applications, engineering designs, etc., please e-mail us at permits@rutherfordcountync.gov. Please be sure to reference your permit number if you have one assigned.

Add plumbing/mechanical/gas/insulation \$ 75 per trade

SECTION 9

BUILDING PERMIT AND INSPECTION

PERMIT FEE SCHEDULE

Effective July 1, 2018

All fees based on cash/check--add 3% for debit/credit

<p>NEW 1-2 FAMILY DWELLINGS (including Modulares) or ADDITIONS (including relocated house) or FINISH INTERIOR (basement/bonus/existing shell) Includes one of each trade: Electrical, Plumbing, Mechanical, Gas</p> <p>\$.40 per SF of gross finished area—Basement, Attached Garage, Storage/Bonus Room \$.30 per SF of gross unfinished area—Basement, Storage/Bonus Room</p> <p>New House Minimum: \$500 Addition & Renovations/Finish Interior Minimum: \$250</p>																																					
<p style="text-align: center;"><u>MANUFACTURED HOMES</u> Includes one of each trade:</p> <p>Singlewide - \$150 Electrical Doublewide - \$175 Plumbing Triple wide - \$175 Mechanical Gas</p> <p>Porches/decks included in permit fee</p>	<p style="text-align: center;"><u>RES STORAGE BUILDINGS/WORKSHOP</u> (Includes electrical & plumbing)</p> <p>400 SF or less \$100 401-1200 SF \$175 1201+ SF \$225 Prebuilt 400 SF or less \$75 (with elec only)</p>																																				
<p><u>COMMERCIAL BUILDINGS-New/Additions/Renovations</u> \$4.50 per \$1,000 of total project cost Minimums: \$500 for building with trades \$300 for building only \$75 for trade only, each trade Office Modular Unit - \$150 (Includes electrical, plumbing & Deck/Ramp)</p> <p style="text-align: center;"><u>COMMERCIAL PLAN REVIEW FEES</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>Non-engineered</td><td>\$ 50</td></tr> <tr><td>0-5,000 SF</td><td>\$100</td></tr> <tr><td>5,001 - 20,000 SF</td><td>\$150</td></tr> <tr><td>20,000 SF +</td><td>\$200</td></tr> </table>	Non-engineered	\$ 50	0-5,000 SF	\$100	5,001 - 20,000 SF	\$150	20,000 SF +	\$200	<p style="text-align: center;"><u>OTHER PERMIT FEES</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>ABC</td><td>\$ 75</td></tr> <tr><td>Signs</td><td>\$125</td></tr> <tr><td>Residential Demolitions</td><td>\$75</td></tr> <tr><td>(+\$500 refundable bond)</td><td></td></tr> <tr><td>3rd Trip Reinspection</td><td>\$75</td></tr> <tr><td>Inspection not Ready</td><td>\$75</td></tr> <tr><td>Temp Construction Power</td><td>\$75</td></tr> <tr><td>Working without Permit</td><td>\$200+</td></tr> <tr><td>Permit fee)</td><td></td></tr> <tr><td>Park Model (elec & plbg)</td><td>\$125</td></tr> <tr><td>Camper (elec)</td><td>\$75</td></tr> <tr><td>Residential trades</td><td>\$75</td></tr> <tr><td>Flood Plain (SFHA)</td><td>\$50</td></tr> <tr><td>Routine Fire Inspections</td><td>\$50</td></tr> </table>	ABC	\$ 75	Signs	\$125	Residential Demolitions	\$75	(+\$500 refundable bond)		3 rd Trip Reinspection	\$75	Inspection not Ready	\$75	Temp Construction Power	\$75	Working without Permit	\$200+	Permit fee)		Park Model (elec & plbg)	\$125	Camper (elec)	\$75	Residential trades	\$75	Flood Plain (SFHA)	\$50	Routine Fire Inspections	\$50
Non-engineered	\$ 50																																				
0-5,000 SF	\$100																																				
5,001 - 20,000 SF	\$150																																				
20,000 SF +	\$200																																				
ABC	\$ 75																																				
Signs	\$125																																				
Residential Demolitions	\$75																																				
(+\$500 refundable bond)																																					
3 rd Trip Reinspection	\$75																																				
Inspection not Ready	\$75																																				
Temp Construction Power	\$75																																				
Working without Permit	\$200+																																				
Permit fee)																																					
Park Model (elec & plbg)	\$125																																				
Camper (elec)	\$75																																				
Residential trades	\$75																																				
Flood Plain (SFHA)	\$50																																				
Routine Fire Inspections	\$50																																				
<p><u>NON-COMMERCIAL STRUCTURES (includes electrical)</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>Detached Garage/Boat House (plbg & elec included)</td><td>\$100 min + \$.15 per SF over 400 SF (gross area)</td></tr> <tr><td>Carport/Porch/Deck/Dock</td><td>\$125</td></tr> <tr><td>Metal Pre-Assembled Carport</td><td>\$75</td></tr> <tr><td>Swimming Pool/Retaining or Sea Wall</td><td>\$125</td></tr> <tr><td>Add mechanical/gas/insulation</td><td>\$75 per trade</td></tr> </table> <p>Building Official will determine permit fees not listed. All fees rounded to nearest dollar.</p>		Detached Garage/Boat House (plbg & elec included)	\$100 min + \$.15 per SF over 400 SF (gross area)	Carport/Porch/Deck/Dock	\$125	Metal Pre-Assembled Carport	\$75	Swimming Pool/Retaining or Sea Wall	\$125	Add mechanical/gas/insulation	\$75 per trade																										
Detached Garage/Boat House (plbg & elec included)	\$100 min + \$.15 per SF over 400 SF (gross area)																																				
Carport/Porch/Deck/Dock	\$125																																				
Metal Pre-Assembled Carport	\$75																																				
Swimming Pool/Retaining or Sea Wall	\$125																																				
Add mechanical/gas/insulation	\$75 per trade																																				





RUTHERFORD COUNTY BUILDING INSPECTIONS

141 West Third Street
Rutherfordton, NC 28139
Phone (828) 287-6035
Fax (828) 287-6338

The following information **must be** submitted to the Rutherford County Inspection Department **before** a Commercial Building Permit can be issued:

1. Permit Application (Summary Data Sheet)
2. Site Plan
 - a. Distance from proposed building(s) to property lines
 - b. Distance from proposed building(s) to other structures
 - c. Parking lot layout showing # of spaces & accessible parking
 - d. Accessibility path to building with ramp location and dimensions
3. Floor Plan
 - a. Door specifications
 - b. Accessible toilet room with all dimensions
 - c. Label all toilet room fixtures and their locations
 - d. Proposed use of each room
4. Wall Section

Note: Once application and the most recent design has been submitted, please allow 3 – 5 business days for commercial review in our office. If changes are required to the plans, the review process will terminate, then commence once the new plans are in our office.

Commercial Plan Review Fees:

Non-engineered	\$50
0 - 5,000 SF	\$100
5,001 SF - 20,000 SF	\$150
20,000+ SF	\$200



RUTHERFORD COUNTY BUILDING INSPECTIONS

141 West Third Street
Rutherfordton, NC 28139
Phone (828) 287-6035/Fax (828) 287-6338

COMMERCIAL BUILDING PERMIT APPLICATION

General Information

Applicant Name _____ Date _____

Project Address _____ Tax PIN _____

Business Owner _____ Phone # _____

Current Mailing Address _____

Project Contact Person _____ Phone # _____
(if different from Applicant above)

Proposed Use of Building _____

Last Use of Building (if existing) _____

Type of Building: New _____ Existing _____ Addition _____

Occupancy Classification:

Assembly _____ Business _____ Educational _____
Factory/Industrial _____ Hazardous _____ Institutional _____
Mercantile _____ Storage _____ Utility & Miscellaneous _____

For New Construction or Addition only:

Total building area in square feet _____ Number of stories _____

Type of heating system _____

If apartments, total number of units _____ Type of Construction: I _____ II _____ III _____ IV _____ V _____

For existing (remodel) only, descriptive summary of proposed work:

Will the following items be added or altered?

Item	Yes	No	If yes, list type
Sprinkler system			
Emergency lighting			
Fire alarm			
Fire alarm monitored?			
Exit signs			
Detection system			

Utilities

Type	Public	Private	If public, list company
Water			
Sewer			
Power			

Proposed Contractor(s) *

Trade	Name	License #	Phone #
General			
Electrical			
Plumbing			
Mechanical			
Fire			
Other			

Building Cost \$ _____ Electrical Cost \$ _____

Mechanical Cost \$ _____ Plumbing Cost \$ _____ Fire _____

Protection Cost \$ _____ Total Project Cost \$ _____

SQ of building or area to be remodeled _____ Lien Agent Entry # _____



**RUTHERFORD COUNTY BUILDING INSPECTIONS
COMMERCIAL SITE PLAN**

Notes: _____

*Any person who **intends** to do any of the work as “homeowner” must also **own** the building and **intend to operate** the business.

Is this parcel in a flood plain? _____ Yes _____ No _____ Not Sure

*Deliberate misrepresentation of any facts on this form may render this permit invalid.



RUTHERFORD COUNTY BUILDING INSPECTIONS DEPARTMENT
141 West Third Street
Rutherfordton, NC 28139
(828) 287-6035
Fax (828) 287-6338

Commercial Building Permit Form - Signs

Owner: _____ Owner Phone: _____

Address: _____

Directions to site: _____

Contractors (licensed in NC): Power Company: _____ Cost of Job _____

General Contractor _____ License # _____

Electrical Contractor _____ License # _____

Description: _____

**You will need to bring with
you to get your permit:**

- * Zoning Permit (only if in Town
of Spindale/Rutherfordton/
Lake Lure or in Chimney
Rock Village)
- * Plans

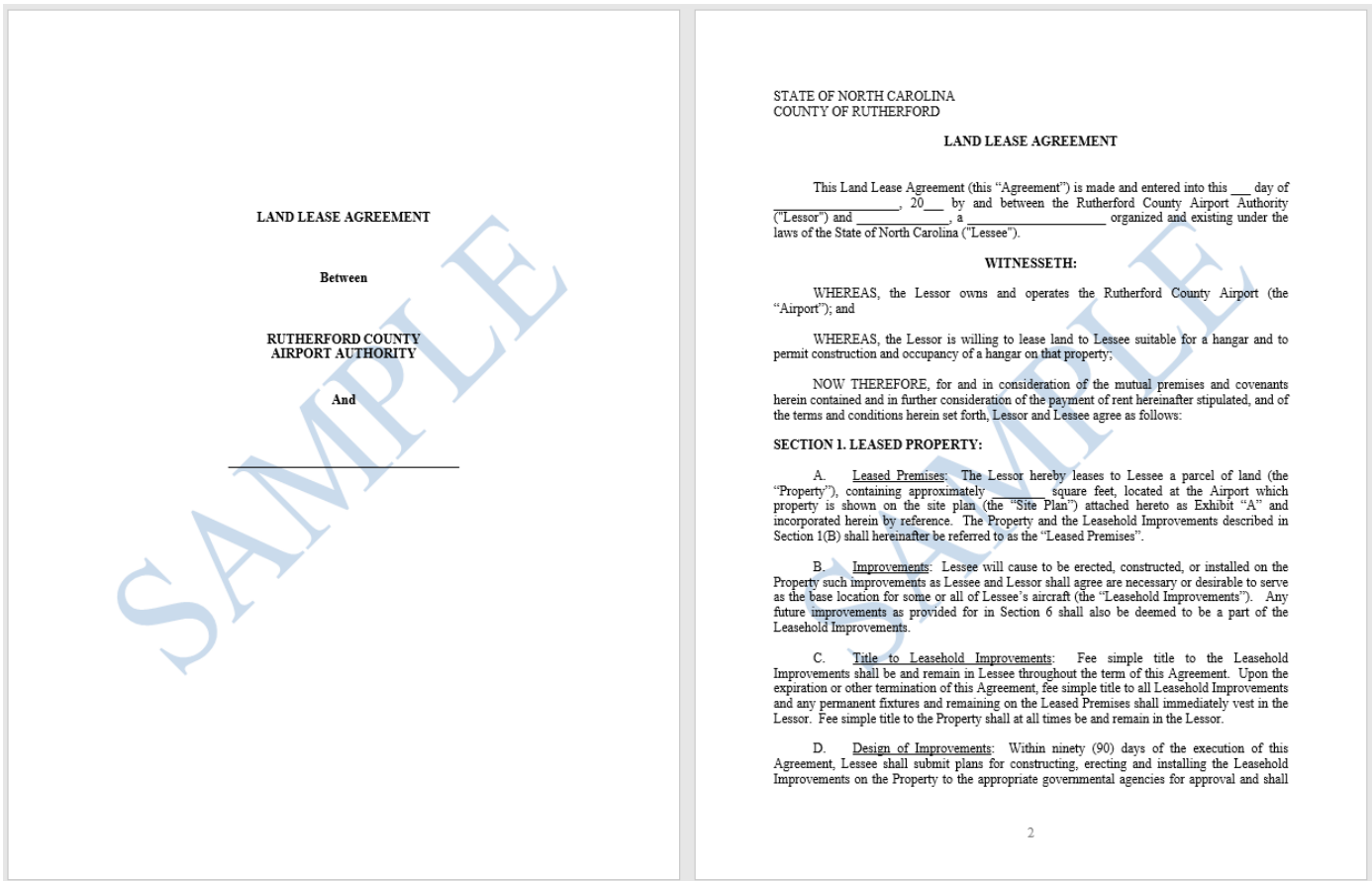
SECTION 10

SAMPLE GROUND LEASE

Rutherford County Airport Ground Lease is available on-line or receive a copy in person by requesting one from the airport staff.

Visit our website to view this document below:

https://www.rutherfordcountync.gov/departments/airport_dept/index.php



SECTION 11

NEW HANGAR DEVELOPMENT CHECK LIST



NEW HANGAR DEVELOPMENT CHECK LIST

Section A: Pre-approval for New Hangar Development/Ground Lease or Commercial Ground Lease

Familiarize yourself with the Hangar Development Information and Lease Document

Hangar Request Letter

Letter should contain:

- New Hangar Development Request for the RCAA (Rutherford County Airport Authority)
- Clarification as to whether the new hangar will be for private storage or commercial use
- Size of hangar and other additional request (office, bathroom, & septic, etc.)
- Information about yourself or business and type of aircraft to be stored in the hangar
- Contact information

Preliminary Site Plans and Specification required in 1.8 of the RCAA Rules and Regulations are to be submitted with the Hangar Request Letter to the Airport Manager.

The requested information can be submitted in person, by mail, or emailed.

(Information Only)

- The Request Letter and the Preliminary Plans will be reviewed by the airport engineering consultants and RCAA representatives to ensure that the request fits within the Airport Layout Plan (ALP).
- The Request Letter and Preliminary Plans will be presented at the RCAA's regularly scheduled meeting for consideration.
- Upon RCAA's approval and your selection of a site(s), a ground lease agreement can be executed and you can move to Section B of this checklist.

Section B: Compliance with Lease Agreement

Before starting construction, you must comply with the requirements set forth in the Lease

Documents: (Reference Section D. of the Lease)

- Submit Plans
- Obtain all Necessary Permits
- Submit a Schedule to the Lessor

Meeting: (Reference Section D. of the Lease)

- Pre-construction meeting regarding construction and safety at the Airport.
- Certified Plans: (Reference Section D. of the Lease)
- Two (2) complete sets of as-built plans for all buildings and improvement on the Leased Premises shall be delivered to the Airport Director within (60) days of completion of the Leasehold Improvements. Lessor prefers the all plans be submitted to Lessor in digital format.
- Construction Materials: (Reference Section E. of the Lease)
- All buildings constructed on the Property shall have steel and / or masonry exteriors and shall be constructed of high-quality materials and comply with requirements set forth in Section E. of the lease.
- Insurances: (Reference Section F. of the Lease)
- Lessee or hired construction contractors working on the Leased Premises shall maintain automobile, general liability and worker's compensation/employee's liability insurance coverage satisfactory to the Lessor.
- Compliance: (Reference Section F. of the Lease)
- All construction shall in all respects conform to and comply with all applicable statutes, ordinances, building codes, rules and regulations of such authorities as may have jurisdiction over any aspect of said construction.
- Cost: (Reference Section F. of the Lease)
- Lessee, at its sole cost and expense, shall also procure all building, survey, safety, fire and other permits necessary for any construction.
- Bonding Requirements: (Reference Section F. of the Lease)
- Performance Surety Bond
- Corporate Surety Bond
- Aviation Restrictions on Land Development: (Reference Section G. of the Lease)
- Lessee Shall comply with FAA regulation that impact development on land parcels as set forth in Section G. of the lease.

Section C: Construction Phase

- Hangar Site Corner Pin:
 - Hangar site corner pin must be approved by the Airport Director and Building Inspector prior to start of construction. This will assure that airport regulations for hangar and taxiway set back area is properly measured before construction starts.
 - Any additional improvements that have been agreed upon with the RCAA and require additional square footage will need to be approved by an RCAA representative for its location before construction can continue.

The date on the Certificate of Occupancy will coincide with the start date for the terms of the lease.