

Renton Municipal Airport

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Airport Minimum Standards

Effective June 1, 2018

Under the authority delegated to:

Harry G. Barrett Jr.
Airport Manager

By the
City of Renton City Council

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SECTION ONE – PURPOSE AND INTRODUCTION

PURPOSE

The purpose of these Minimum Standards is to encourage and promote: (a) safety and security at the Renton Municipal Airport (Airport), (b) the consistent provision of high quality Aviation products, services, and facilities at the Airport, (c) the orderly development of Aviation land and high quality Aviation Improvements at the Airport, and (d) the economic health of Aviation Operators at the Airport.

These Minimum Standards are intended for the development and control of aeronautical activities at Renton Airport, as may be necessary for promoting the preservation of facilities, the compliance with Federal regulations and the protections of the public's interest.

Commercial General Aviation Aeronautical Activities (Activities) may be proposed that do not fall within the categories designated herein. In such case, appropriate minimum standards shall be established by the Renton Municipal Airport on a case-by-case basis.

All qualified and experienced entities desirous of engaging in Aeronautical Activities at the Airport shall be accorded a reasonable opportunity, without unjust discrimination, to engage in such Activities, subject to complying with these Minimum Standards.

Specialized Aviation Service Operators (SASO) are encouraged to be Sublessees of a Fixed Base Operator (FBO); however, if suitable land or Improvements are not available or cannot be secured from an FBO, SASOs may (if available): (a) Sublease Improvements from another SASO and/or (b) lease land and/or Improvements from the Renton Municipal Airport.

1.1 EXCLUSIVE RIGHTS AND SPONSOR ASSURANCES

In accordance with the Airport Sponsor Assurances (Assurances) given to the Federal and/or State government by the City of Renton/Renton Municipal Airport as a condition of receiving Federal and/or State funds, the granting of rights or privileges to engage in Activities shall not be construed in any manner as affording any entity an Exclusive Right, other than the exclusive use of the land and/or Improvements that may be leased to an entity and then only to the extent provided in an Agreement.

However, an airport sponsor may elect to provide certain Activities “directly” (i.e., products, services, and facilities can be provided by the sponsor’s Employees using the sponsor’s Vehicles, Equipment, and resources) in which case, the airport sponsor can exercise its propriety Exclusive right – as allowed in the Assurances.

If the FAA determines that any of the provisions contained herein are deemed to be unreasonable or discriminatory, then such provision shall be deemed null and void.

The presence of only one Operator engaged in a particular Activity does not, in and of itself, indicate that an Exclusive Right be granted. It is the policy of the Renton Municipal Airport not to enter into or promote an understanding, commitment, or express Agreement to exclude other reasonably qualified and experienced entities. Accordingly, those entities who desire to enter into an Agreement with the Renton Municipal Airport should neither expect nor request that other entities who also desire to engage in the same or similar Activities be excluded.

1.2 PIONEERING PERIOD

When specific Activities (e.g. product, service, or facility) are not currently being provided at the Airport, the Renton Municipal Airport may enter into an Agreement under terms and conditions that may be less than those outlined for a limited period of time (known as the pioneering period).

1.3 APPLICABILITY

These Minimum Standards specify the standards and requirements which must be complied with by any entity desiring to engage in Activities at the Airport. Throughout these Minimum Standards, the words “standards” or “requirements” shall be understood to be modified by the word “minimum” except where explicitly stated otherwise. Any required determinations, interpretations, or judgments regarding what constitutes an acceptable standard or requirements, or regarding compliance with such standard or requirement, shall be made by the Renton Municipal Airport.

- All entities may exceed the applicable standards or requirements
- No entity shall be allowed to engage in Activities at the Airport under conditions that do not comply with these Minimum Standards, unless an exemption or variance has been approved by the Renton Municipal Airport.

These Minimum Standards shall apply to any new Agreement or any amendment to any existing Agreement relating to the leasing and/or occupancy of land or Improvements for Activities. If an Operator desires, under the terms of an existing Agreement, to change its Activities, the Operator shall comply with these Minimum Standards, unless an exemption or variance has been granted by the Renton Municipal Airport.

- These Minimum Standards shall not affect any Agreement or amendment thereto properly executed prior to the date of adoption of these Minimum Standards except

as provided for in such Agreement, in which case, these Minimum Standards shall apply to the extent permitted by such Agreement.

- These Minimum Standards shall not be deemed to modify any existing Agreement under which an Operator is required to exceed these Minimum Standards nor prohibit the Renton Municipal Airport from entering into or enforcing an Agreement or amendment thereto that requires an Operator to exceed these Minimum Standards.

Any entity currently engaged in Activities without Agreement shall have six months from the date of adoption, to comply with these Minimum Standards.

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SECTION TWO - GENERAL PROVISIONS

GENERAL PROVISIONS

These Minimum Standards incorporate, by reference, **XXXXXX (General Provisions)** of the Rules and Regulations. The terms identified by use of a capital letter in these Minimum Standards are addressed in **Section XXXX** and provided in **Section XXX** Appendix to the Rules and Regulations.

Operators engaging in Activities at the Airport shall comply with or exceed the standards Requirements of this section as well as the minimum standards applicable to each Activity, as set for in subsequent sections.

2.1. Authority of the City

The City Council has the authority to:

1. Enter into Leases, Licenses, Operating Permits, and other written agreements between the City and persons at the Airport and enforce the same.
 2. Modify this document, and such other policies, rules, and regulations established by the authority of the City Council, which apply to the Airport.
 3. Enforce those temporary restrictions established in accordance with a federal, state, or City mandated activity or plan, or as may be required to safeguard people, aircraft, equipment, or property at the Airport
 4. Comply with those responsibilities levied on the City by the federal or state governments that apply to Airport management
 5. Delegate to the Airport Manager the authority deemed necessary for effective and efficient management of the Airport
- B. The Airport Manager, with City Council approval, reserves the right to revise, delete, amend, or add to any of these Minimum Standards at any time.
- C. The Airport Manager, with City Council approval, may establish all necessary fees and Charges, and those terms and conditions it deems appropriate and applicable to Airport use.

2.2 Acceptance of Standards by Use

The use of the Airport or any of its facilities shall constitute acceptance of these Minimum Standards and creates an obligation on the part of the user to abide by and obey these Minimum Standards. Exceptions to these Minimum Standards may be negotiated between the City and any existing or prospective tenant.

2.3. Availability of Standards

The Airport shall keep a current copy of these Minimum Standards and shall publish the most recent version on the City of Renton's website. A hardcopy of the standards shall be provided to each new tenant applicant.

2.4. Violation of Standards

Persons violating these standards may be assessed a fine, deprived access or deprived of the use of the Airport, and may be promptly expelled from the Airport by or under the authority of the Airport Manager.

Any person assessed such fine or deprived access or use shall be given notice and may have a right to appeal. Any appeal shall be directed to the Public Works Administrator of the City of Renton in writing. Such written appeal shall state the reasons why the fine or expulsion should be removed, modified or set aside. The Public Works Administrator shall rule upon the appeal within ten days of receipt of the appeal, but may establish an appeal hearing within ten days, and in what event shall have ten days after the hearing to render a decision. Any party aggrieved by the Public Works Administrator's decision may appeal the decision to the City Council within twenty days of the Public Works Administrator's decision.

2.5. Agreements Required for Special Uses

The Airport Manager may authorize an interim or emergency agreement to occupy or use City-owned improvements and infrastructure by appropriate public agencies. Example of situations that may be suitable for such authorizations are military or law enforcement activities. Other examples may include the temporary occupation of Airport areas by government agencies during natural disasters, or for aircraft accident investigations.

2.6. Liability of City for Injury

The City of Renton as sponsor of the Renton Airport assumes no responsibility for any injury to persons or damage to persons' property by reason of fire, theft, vandalism, storm, flood, earthquake or other natural or human-made disasters.

2.7. Authorization for Commercial Activity

The City of Renton may authorize commercial aeronautical activity on City-owned Airport property.

When the Airport manager determines that a person or entity is engaged in, or proposes to engage in commercial activity at the Airport, the City Council may grant that person or entity a Lease or Operating Permit and Agreement with the City.

The City Council shall consider the following criteria in determining if a Fixed Based Operator(FBO) and Specialized Aviation Service Operators (SASO), which include Aircraft Maintenance Operators, Aircraft Rental or Flight Training Operators, Seaplane Operators,

Aircraft Charter or Aircraft Management Operators, Independent Flight Training Operators and other Commercial Activities, shall be authorized to conduct business:

1. The terms and conditions of any pre-existing commercial operators at the Airport providing comparable services;
2. The impact of the proposed new commercial activity on public safety and convenience;
3. The amount of available space at the Airport;
4. The customary uses of the Airport;
5. Compatibility of the proposed new commercial activity with present and planned development at the Airport
6. Compliance of the proposed activity with all federal, state, and local laws and regulations, including land use regulations; and
7. Equitable treatment of commercial service providers on the Airport.

The City may impose any conditions or restrictions necessary to ensure safety in the air and the ground at the Airport, including preservation of unobstructed traffic patterns and runway approaches.

These *Minimum Standards* are deemed to be part of each Operator's Lease or Operating Permit and Agreement with the City, whether or not expressly set forth in their written agreement, with the exception of those specific instances when provisions are expressly waived or modified in writing by the City Council. The omission of a specific reference to any particular Minimum Standard in an Operator's written agreement with the City shall not constitute a waiver or modification of the *Minimum Standards*.

SECTION 3 – General Requirements

3.1 Experience and Capability

Operator shall, in the judgment of the City of Renton, demonstrate before and throughout the term of the Agreement the capability of consistently providing the required Commercial General Aviation products, services, and facilities and engaging in the required Activities in a safe, secure, efficient, courteous, prompt, and professional manner in service to and to the benefit of the public.

3.2 Agreement

Entity shall not engage in Activities at the Airport without an Agreement authorizing such Activities. An Agreement shall not reduce or limit the Operator's obligations with respect to complying with these Minimum Standards.

3.3 Payment of Rents, Fees, and Charges

Operator shall pay the rents, fees, or other charges on time, as specified in the City Fee schedule and in Lease Agreements. The Airport may, at its option, enforce the payment of any rent, fee, or other charge due and owing to the Renton Municipal Airport by any legal means available to the Renton Municipal Airport under any Agreement and as provided by Legal Requirements.

3.4 Airport Design Criteria

Design Criteria - All construction of improvements and infrastructure must conform to and comply with the approved plans and specifications submitted by the Operator and approved by the City and the Airport Manager, the applicable statutes, ordinances, building codes, rules and regulations of the City and the FAA and such other authorities as may have jurisdiction over the Airport, the premises or the Operator's operations herein. The height of any structure must be within the limits of the FAA's regulations governing objects affecting airspace, as set forth in Title 14 CFR and the City's Development Regulations. Any structure that violates these requirements shall be subject to removal or remediation at the Operator's expense.

Design/Construction Review - Operators shall not construct, install, remove, or modify any improvements on the premises without the prior written approval of the Airport Manager, or his/her designated representative. All plans shall be submitted in accordance with the applicable provisions of the Lease.

Ownership of Improvements – All rights, title, and interest in any improvements by an Operator on the Airport shall fully vest in the City upon the end of the Operator's Lease. The Operator shall execute and deliver to the City such documents as may be required to evidence the City's ownership of such improvements.

3.5 Leased Premises

Operator shall lease or Sublease Contiguous land and/or lease, Sublease, or construct Improvements for the Activities as required in these Minimum Standards, except where this document allows for exception.

- Approval - Construction of any Improvements must be approved in advance by the Renton Municipal Airport, in accordance with the Development Standards, and any Agency having jurisdiction.
- Contiguous Land – All required improvements including, but not limited to, Ramp, Paved Tiedowns, Facilities, and Vehicle parking (but excluding Fuel Storage Facilities) shall be located on Contiguous Land. Lessees shall have adequate Leased Premises to accommodate all Activities of Lessee and all approved Sublessees, as required in these Minimum Standards.
- Location – Fixed Base Operators (FBOs) or Specialized Aviation Service Operators (SASOs) shall only be situated in those areas of the Airport specified for such use by the Airport Layout Plan or Airport Master Plan.
- Ramp/Paved Tiedowns – Ramp associated with Hangars shall be no less than 125% of the square footage of the largest Hangar of the Contiguous development and able to accommodate the movement of aircraft into and out of the Hangar and the staging and parking of Aircraft. Ramp/Paved Tiedowns must be:
 - Contiguous and separated by no more than a Taxilane which allows entity to taxi or tow Aircraft without traversing a Taxiway or public roadway
 - Of adequate size and weight bearing capacity to accommodate the movement, staging, and parking of the largest Aircraft currently and/or anticipated to utilize the Operator's Leased Premises
 - Able to accommodate the Operators Aircraft fleet: and
 - Located so as to provide unimpeded movement of Aircraft in and out of other facilities and/or operating to and from Taxilanes or Taxiways.

If Operator utilizes a Hangar for storing Operator's Aircraft fleet and Operator does not handle or store customer Aircraft, Tiedowns are not required.

- Vehicle Parking – Paved Vehicle parking shall be sufficient to accommodate all Vehicles and Equipment currently utilizing the Operator's Leased Premises on a daily basis.
 - Leased Premises that require public access shall have direct Landside access.
 - Paved Vehicle parking shall be located in close proximity to Operator's primary facility and on the Lease Premises
 - On-street Vehicle parking is not permitted
- Hangars – Hangars identified throughout these Minimum Standards shall meet the following minimum door height and door width (in "feet") requirements (for

the type of Aircraft serviced), unless otherwise stipulated in these Minimum Standards or as approved by either the Airport Manager or the Committee.

	Door Height	Door Width
Single-engine Piston	12	45
Multi-engine Piston	16	60
Turboprop	16	60
Turbojet	28	100

3.6. Maintenance Responsibilities – The Operator shall, at its sole cost and expense, maintain, repair, and keep in good condition all of its improvements on the premises, as hereinafter described and outlined in the Airport Leasing Policies. The Operator shall:

1. Maintain pavement, and install and maintain landscaping, lighting, and all equipment on the premises
2. Maintain the interior and exterior of all improvements, to include electrical, mechanical, plumbing, fire protection system(s), roof, floors, load-bearing and exterior walls, utilities, HVAC systems;
3. Remove debris and trash from driveways, taxi-lanes, aprons, ramps, landscaping, and other walkways to maintain safe, clear, an unobstructed access at all times for authorized users and emergency vehicles and maintain refuse containers with locking lids;
4. Maintain all hangar and overhead doors and door operating systems, including weather stripping and glass replacement;
5. Maintain electric loads within the designed capacity of the system. Any change to such designed capacity requires prior written consent of the Airport Manager;
6. Install and maintain hand-held fire extinguishers in the interior of all buildings, shops, aircraft parking and tie-down areas, and fuel storage areas, pursuant to all applicable fire and safety codes;
7. Have the necessary utility meters installed as required by the utility company (ies), at the Operator's expense;
8. Pay all utility charges, including, but not limited to, electricity, water, wastewater, natural gas, and telephone. Operator shall maintain and repair all utility service lines and fixtures, including lighting fixtures, within the premises to the extent the utility company providing such service does not perform such maintenance or repair;
9. Provide, at its sole cost and expense, necessary arrangements for adequate sanitation, handling, and disposal from the Airport of all trash and other refuse which results from the Operator's business operations, including receptacles for the deposit of such trash, or other refuse; and
10. Not permit any action on the premises that an adverse effect on, or interferes with the proper function of any drainage system, sanitary water system, or any facility provided for the operation or protection of the Airport.

3.7. Products, Services, and Facilities

To ensure compliance with the Assurances, Operator shall:

- Provide commercial General Aviation products, services, and reasonable, and facilities on a reasonable, and no unjustly discriminatory, basis to all Airport users.
- Charge reasonable, and not unjustly discriminatory, prices for each service or facility.

Operator may provide reasonable discounts, rebates, or other similar types of price reductions based on the type, kind, or class of Airport user or the volume purchased. In the event of a complaint and upon request, Operator shall submit a schedule of product, service, and fair pricing to the Renton Municipal Airport within 14 calendar days. In addition to identifying the Operators products, service, and facility pricing, the schedule shall identify any discounts, rebates, or other similar types of price reductions offered by the Operator.

Operator shall engage in its Activities in a safe, secure, efficient, courteous, prompt, professional manner consistent with the degree of care and skill exercised by qualified experienced operators providing similar products, services, and facilities at comparable airports.

3.8. Licenses, Permits, Certifications, and Ratings

Operator and Operator's employees shall obtain and comply with, at Operator's or employee's sole cost and expense, all necessary licenses, permits, certifications, and/or ratings required for the provision of Operators Activities as required by the Renton Municipal Airport or any other duly authorized Agency having jurisdiction prior to engaging in Activities at the Airport.

- Operator shall keep in effect and post in a prominent place, readily accessible and/or visible to the general public, copies of all necessary or required licenses, permits, certifications, or ratings.
- Upon request, Operator shall provide copies of such licenses, permits, certifications, or ratings to the Renton Municipal Airport within 14 calendar days.

Operators engaged in Activities at the Airport, whether using or occupying Airport land and/or Improvements, shall adhere to the practices recommended by the FAA and shall comply with all Safety Management Systems (SMS) Legal Requirements and directives issued by the Renton Municipal Airport on behalf of the City of Renton. Operators are requested to comply with the Renton Municipal Airport noise reduction program and the Renton Municipal Airport recommended noise abatement procedures for the airport whenever practicable.

3.9. Employees

Operator shall employ qualified, experienced, and professional on-site manager who shall be fully responsible for the day-to-day management of Operator's Activities.

- The person managing Operator's Activities shall have recent and relevant experience managing similar Activities, as determined by the General Manager.
- Operators shall give due consideration to notification from the Renton Municipal Airport of dissatisfaction with the on-site manager's performance and shall take all reasonable action to eliminate the cause of such dissatisfaction.

During Operator's hours of Activities, a qualified, experienced, and professional on-site Supervisor shall be readily available and authorized to represent and act on behalf of the Operator with respect to Operator's Activities. Operator shall have in its employ, on duty, and immediately available during hours of Activities, properly trained and qualified Employees in such numbers as are required to comply with these Minimum Standards and to meet the reasonable demands of customers for each of the Operator's Activities.

Operator shall control the conduct, demeanor, and appearance of Operator's employees. It shall be the responsibility of Operator to maintain close supervision over its employees to ensure high quality products, services, and facilities are consistently provided in a safe, secure, efficient, courteous, prompt, and professional manner.

3.10. Aircraft, Equipment, and Vehicles for Commercial Use

Aircraft, Equipment, and Vehicles required in these Minimum Standards must be fully operational, in compliance with applicable Legal Requirements, and available at all times and capable of providing all required products and services in a manner consistent with the intended use. Aircraft, Equipment, and Vehicles may be unavailable, from time to time, on a temporary basis, for a reasonable period of time, due to routine or emergency maintenance as long as:

- Appropriate measures are being taken to return the Aircraft, Equipment, or Vehicle to service as soon as possible and
- At least one of the required Aircraft, Equipment, and/or Vehicle is available at all times in a fully operational manner.

Renton Municipal Airport may require within an Agreement, consistent with Legal Requirements, appropriate Aircraft or Vehicle modifications for safety or community purposes.

3.11. Personal Vehicles

Personal vehicles accessing the Air Operations Area (AOA) shall only be allowed with approval of the Airport Management Office. Personal vehicles must be registered with the Airport Management Office and drivers shall follow the prescribed Vehicle Operations rules and regulations. The Airport Manager has the authority to deny, suspend or revoke access for personal vehicles on the Airport.

3.12. Hours of Activities

Operator's hours of Activities and contact information for after-hours shall be clearly posted in public view using appropriate and professional signage. Unless otherwise stated in these Minimum Standards, Operators Activities shall be continuously offered and available to meet reasonable demand of customers for a minimum of eight hours per day between the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday or as otherwise specified in an Agreement or Commercial Operations Permit.

3.13. Security

Operator shall designate a responsible person for the coordination of all security procedures and communications and provide point-of-contact information to the Renton Municipal Airport including the name of the primary and secondary contacts. One of the contacts shall be available (by telephone) on a 24-hour basis.

Operator shall develop and maintain a Security Plan that meets Renton Municipal Airport requirements for Operator's Leased Premises and Activities.

- Security Plan shall be submitted to the Renton Municipal Airport for review no later than 30 calendar days before Operator is scheduled to commence Activities and it shall be resubmitted any time changes are made.

Operator must comply with applicable reporting requirements as established by the Renton Municipal Airport, FAA, DHS, CBP and any other governing agency.

3.14. Insurance

Operator shall procure, maintain, and pay all premiums throughout the term of the Agreement for the applicable insurance coverages and limits required by Legal Requirements and set forth in these Minimum Standards and in the limits specified in the adopted **Renton Municipal Airport Minimum Insurance Requirements schedule for Operator's Activities**. The insurance company or companies underwriting the required policies shall be authorized to write such insurance in the State of Washington (with a Best rating of A or above) or be approved in writing by the Renton Municipal Airport.

- When coverages or limits set forth in these Minimum Standards and/or in the Renton Municipal Airport Minimum Insurance Requirements schedule are not commercially available, appropriate replacement coverages or limits must be approved in writing at least 60 calendar days in advance by the Renton Municipal Airport.
- The Renton Municipal Airport reserves the right to require more of different types of insurance coverage based on entity's individual risks or exposures associated with Operators Activities.

When Operator engages in more than one Activity, the minimum coverages and limits shall be established by the Renton Municipal Airport and may vary depending on the nature of each Activity or combination of Activities, but shall not necessarily be cumulative.

- While it may not be necessary for Operator to procure and maintain insurance for the combined total of the minimum requires of each Activity, Operator shall procedure and maintain insurance for all exposures in limits at least equal to the greatest of the required minimum or as established by the Renton Municipal Airport.

All insurance policies, which Operator is required to carry and keep in full force and effect, shall contain, or be endorsed to contain the following provisions:

- "Renton Municipal Airport, individually and collectively, and its representatives, officers, officials, employees, agents, and volunteers are to be covered as additional insured with respect to: liability arising out of activities performed by or on behalf of the entity; premises owned, leased, occupied, or used by entity; or vehicles, equipment, or aircraft owned, leased, hired, borrowed, or operated by entity. Such insurance shall provide primary coverage and shall not seek any contribution from any insurance or self-insurance carried by agent or the Renton Municipal Airport."
- "Such insurance, as to the interest of the Renton Municipal Airport only, shall not be invalidated by any act or neglect or breach of contract of entity. Any failure to comply with reporting or other provisions of the policies, including any breach of warranty, shall not affect coverage provided to the Renton Municipal Airport and/or, its representatives, officers, officials, employees, agents, and volunteers. Entity's insurance shall apply separately to each insured against who claim is made or suit is brought, except with respect to the aggregate limits of the insurer's liability."
- Coverage shall not be suspended, voided, or canceled by either party or reduced in coverage or in limits except after 30 calendar days prior written notice, 14 calendar days prior written notice for cancellation for non-payment of premium, by certified mail, return receipt requested, has been given to Renton Municipal Airport.

Companies issuing required insurance policies shall have no recourse against the Renton Municipal Airport for payment of premiums or assessment for any deductibles that are the sole responsibility and risk of the Operator. Certificates of Insurance for the insurance coverages required by Legal Requirements and set forth in these Minimum Standards shall be delivered to the Renton Municipal Airport upon execution of any Agreement, or when approval is given by the Renton Municipal Airport to conduct Activities. Thereafter, Operator shall provide Certificates of Insurance to the Renton Municipal Airport every 12 months. In addition, Operator shall furnish a Certificate of Insurance if any change (e.g., changing underwriters, coverages, or limits) occurs.

The coverages and limits stipulated herein represent the minimum coverages and limits that shall be maintained by Operator, at all times, to engage in Activities at the Airport.

Operator with known environmental contamination exposures shall be required to secure appropriate environmental liability insurance with coverage limits appropriate for the type and level of environmental contamination exposure risk, as determined by the Renton Municipal Airport.

3.15. Indemnification and Hold Harmless

Operator shall defend, indemnify, save, protect, and hold harmless the Renton Municipal Airport and its representatives, officers, officials, employees, agents, and volunteers from and against (and reimburse the RMA for) any and all actual or alleged claims, demands, damages, expenses, costs, fees (including, but not limited to, attorney, accountant, paralegal, expert, and escrow fees), fines, environmental costs, and/or penalties (collectively referred to as costs) which may be imposed upon, claimed against or incurred or suffered by the Renton Municipal Airport and which, in whole or in part, directly or indirectly, arise from or are in any way connected with any of the following, except to the extent resulting from the Renton Municipal Airport's negligence or willful misconduct:

(a) Any act, omission, or negligence of Operator or Operator's partners, officers, directors, agents, employees, invitees, or contractors, (b) any use or occupation, management or control of the Operator's Leased Premises, whether or not due to Operator or Operator's own act or omission, (c) any condition created in or about the Operator's Leased Premises after the effective date, and (d) any breach, violations, or nonperformance of the Operator or the Operator's obligations under any Agreement.

In the event of an environmental law violation or an environmental contaminating accident or incident caused by Operator or Operator's employees, vendors, suppliers, contractors, or any other entity associated with Operator or in the event any of these entities violates any environmental law, the Operator shall accept total responsibility and defend, indemnify, save, protect, and hold harmless the Renton Municipal Airport, and its representatives, officers, officials, employees, agents and volunteers.

Nothing herein shall constitute a waiver of any protection available to the Renton Municipal Airport individually and collectively, and its representatives, officers, officials, employees, agents, and volunteers under the State of Washington's governmental immunity act or similar statutory provision.

3.16. Enforcement

In the event an entity fails to comply with these Minimum Standards, the Renton Municipal Airport shall send a written statement of violation to such entity at its last known address. The entity shall have 14 calendar days within which to (a) provide a written statement to the Renton Municipal Airport explaining why the violation occurred and to advise the Renton Municipal Airport that the violation has been corrected or (b) when and how the violation will be corrected. In the event an entity fails to comply with these Minimum Standards a second occurrence, the Renton Municipal Airport, in its sole discretion, has the right to assess a fine against the entity and/or has the right to suspend the entity's Activities and/or revoke the entity's privileges at the Airport, as the RMA deems necessary in order to obtain a correction of the violation. In addition, any such violations shall be considered any time the entity submits an application, seeks permission, or requests approval from the Renton Municipal Airport. The entity may appeal any assessment of fine, suspension, or revocation of privileges according to established procedures. The entity shall pay for any costs incurred by the Renton Municipal Airport, including but not limited to, attorney fees, expert witness fees, court costs, and other legal costs, etc.

3.17. Taxes

Operator shall, at its sole costs and expense, pay all taxes, fees, and other charges, that may be levied, assessed, or charged by any duly authorized Agency, relating to the Operator's Activities conducted at the Airport.

3.18. Multiple Activities

When more than one Activity is conducted by an Operator at the Airport, the minimum standards or requirements for the combined Activities shall be established by the Renton Municipal Airport.

The minimum standards or requirements for combined Activities shall not be:

- Less than the highest standard or requirement for each element (e.g., land, facilities, etc.) within the combined Activities, or
- Greater than the cumulative standards or requirements for all of the combined Activities.

SECTION 4 - FIXED BASED OPERATOR

4.1 Introduction

Fixed Base Operator (FBO) – Operator engaged in the sale and delivery of products and services and the Subleasing of facilities including, at a minimum, the following Activities:

Activities	Standard	Notes

4.2 Scope of Activities

Unless otherwise stated in these Minimum Standards, all required products and services shall be provided by the FBO’s Employees using the FBO’s Aircraft, Vehicles, Equipment, and resources.

Aviation Fuels and Lubricants – FBO shall sell, deliver, and/or dispense, upon request, the following aviation fuels and lubricants into all General Aviation, government, and military Aircraft using the Airport. Response time shall be 30 minutes from the time of customers request during required hours of Activities, except in circumstances or situations beyond the control of the FBO.

Aircraft Ground Handling Services – FBO shall provide, upon request, the following Aircraft ground handling services for General Aviation, government, and military Aircraft using the Airport:

Aircraft Ground Handling Services	Standard	Notes
Marshalling arriving and departing Aircraft		
Parking and tiedown		
Towing		
Compressed air		
Lavatory service		
Potable water		
Cleaning/washing service	Optional	
Assistance to Disabled Aircraft	Optional	

Passenger and Crew Services – At its option, FBO shall provide, upon request, the following passenger and crew services for General Aviation, government, and military Aircraft using the Airport: Concierge services, cabin services, baggage handling, ground transportation arrangements, catering arrangements.

Aircraft Storage – FBO shall develop, own, and/or lease facilities for the purpose of Subleasing Aircraft storage facilities. Aircraft storage facility requirements are stipulated in Section 3.3. Lease Premises.

4.3. Leased Premises

FBO shall have adequate land and Improvements to accommodate all Activities of the FBO and all approved Sublesees, but not less than the following:

Contiguous Land and Ramp (square feet)	Standard	Notes
Contiguous land (square feet)	##,###	To include owned, leased, or managed ramp

Improvements (square feet)	Standard	Notes
Terminal Building (total)	X,XXX	
Customer area	X,XXX	Shall include passenger lounge, conference room, crew lounge, flight planning room, vending and restrooms
Sublease office area	XXX	
Common Use Hangars	XXX	
Ramp	XXX,XXX	
Paved Tiedowns (numbers)	XX	

4.4 Fuel Storage Facility

FBO shall own or lease an above ground Fuel storage facility at the Airport in a location approved by the Renton Municipal Airport. Fuel storage facility shall have total capacity for five days peak supply (excluding special events) of Fuel for Aircraft being serviced by FBO. In no event shall total storage capacity be less than:

Fuel Storage Facility Capacity (gallons)	Standard	Notes
Jet Fuel (minimum total storage capacity)	20,000	
Number of tanks	1	
Size of each tank	10,000	
Avgas (minimum total storage capacity)		
Number of tanks	1	
Size of each tank	10,000	
Mogas (minimum total storage capacity)		
Number of tanks		
Waste Fuel		

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FBO shall demonstrate that satisfactory arrangements have been made with reputable Fuel suppliers for the delivery of Fuels in the quantities necessary to meet the requirements set forth herein or the reasonable peak demands of customers. FBO shall provide the Renton Municipal Airport with a written Spill Prevention, Control, and Countermeasures (SPCC) Plan that meets Legal Requirements for FBO’s Fuel storage facilities and Activities.

An updated copy of the SPCC Plan shall be filed with the Renton Municipal Airport at least 30 calendar days prior to any scheduled changes in operations. Fuel delivered, stored, or dispensed by FBO shall comply with the quality specifications outlined in American Society for Testing and Materials (ASTM) D 1655 (Jet Fuel) and ASTM D 1910 (Avgas). Ensuring the quality of the Fuel is the sole responsibility of FBO.

4.5. Fueling Reports

On or before the 10th calendar day of the subsequent month, FBO shall: (a) provide a summary report to the Renton Municipal Airport identifying the number of gallons of aviation Fuel by Fuel type: (i) purchased by FBO, (ii) delivered to FBO’s Fuel storage facility, and (iii) dispensed by FBO at the Airport to FBO and customer Aircraft and (b) pay the appropriate fees due to the Renton Municipal Airport.

Upon request, records and meters shall be made available for review by the Renton Municipal Airport or its designated representative. In the case of a discrepancy between the amount of Fuel purchased by and/or delivered to FBO and the amount of Fuel dispensed by FBO, the greater amount shall prevail and the FBO shall promptly pay all additional fees due and owing

the Renton Municipal Airport, plus annual interest on the unpaid balance at the maximum rate allowable by law from the date originally due.

4.6 Fueling Equipment

FBO shall have the following Fueling Equipment and associated capacities:

Fuel Storage Facility Capacity (gallons)	Standard	Notes
Jet Fuel (minimum total storage capacity)		
Refueling Vehicles(s)	2	
Capacity of vehicles (gallons)	3,000	
Avgas (minimum total storage capacity)		
Refueling Vehicles	1	
Capacity of vehicles (gallons)	1,000	
Fixed self-serve Fueling system (gallons)	XX,XXX	

The fixed Avgas self-serve Fueling system shall: (a) be constructed or installed in a location specified and approved by the Renton Municipal Airport, (b) be available and maintained by FBO for public Commercial use, and (c) have detailed and readily accessible instructions for the proper and safe operation of the system and a fully operational and readily accessible telephone, emergency shut-off, properly rated fire extinguisher, and Fuel spill kit.

Refueling Vehicles shall be equipped with metering devices that meet applicable Legal Requirements. One Refueling Vehicle dispensing Jet Fuel shall have over-the-wing and single point Aircraft servicing capability. All Refueling Vehicles shall be bottom loaded.

4.7. Equipment

FBO shall have the following Aircraft ground handling services Equipment:

Ground Handling Services Equipment	Standard	Notes
Ramp marshalling vehicles	1	
Marshalling wands	Yes	
Equipment for securing aircraft on ramp	Yes	
Towing vehicles	2	
Tow bars/heads	As required	
Lavatory service cart	1	
Potable water unit	1	

Aircraft ground power (Direct Current)	1	
Compressed Air unit	1	
Spill kits	As required	
Dry chemical fire extinguisher unit	As required	

Passenger and Crew Services Equipment	Standard	Notes
Ramp transportation Vehicles	2	

4.8 Hours of Activities

FBO Activities shall be continuously offered and available to meet reasonable demands of customers for these Activities, but not less than the following:

Hours of Activities	Standard	Notes
Hours	0700-2100	
Days per week	7	
Holidays	Yes	
After-hours on-call response time	1 Hour	

4.9 Employees

Employees, while on duty, shall be clean, neat in appearance, and at all times, properly uniformed. Uniforms shall identify the name of the FBO. Management and administrative employees shall not be required to be uniformed but shall possess Renton Municipal Airport approved identification at all times.

FBO shall have properly trained and qualified Employees to provide Aircraft Fueling, Aircraft ground handling services, and passenger and crew services, as follows:

FBO Employees	Standard	Notes
Line Service Technicians		
During 1 st Shift	2	
During 2 nd Shift	2	
During 3 rd Shift	0	
Customer Service Representatives		
During 1 st Shift	1	

4.10 Standard Operating Procedures

FBO shall develop and maintain standard operating procedures (SOP). FBO's SOP shall include, at a minimum, a training plan, Fuel quality assurance procedures and associated record keeping, and emergency response procedures to Fuel spill and fires, and Aircraft ground handling procedures.

FBO's SOP shall also address: (a) regular safety and security inspections, (b) bonding and fire protection, (c) public protection, and (d) marking and labeling of (and controlling access to) Refueling Vehicles, Fueling Equipment, and Fuel storage facilities.

FBO's SOP shall be submitted to the Renton Municipal Airport not later than 30 calendar days before the FBO's Activities are scheduled to commence and shall be resubmitted any time changes are made.

Fuel storage facilities and Fueling Equipment shall be equipped and maintained to FBO's SOP and shall comply with applicable Legal Requirements and industry best practices including, without limitation, those prescribed by:

- National Fire Protection (NFPA) Codes;
- 14 CFR Part 139, Airport Certification, Section 139.321 "Handling/Storage of Hazardous Substances and Materials"; and
- Applicable Advisory Circulars (ACs) including AC 00-34 "Aircraft Ground Handling and Servicing", AC 150/5230-4A "Aircraft Fuel Storage, Handling, and Dispensing on Airports" and AC150/5210-5 "Painting, Marking and Lighting of Vehicles Used on an Airport"

4.11. Aircraft Removal

Recognizing that Aircraft removal is the responsibility of the Aircraft Owner or Aircraft Operator, FBO shall be prepared to lend assistance within 30 minutes from the time a request is made by the Renton Municipal Airport or the Aircraft Owner or Aircraft Operator in order to maintain the operational readiness of the Airport. FBO shall prepare an Aircraft removal plan and have the necessary Equipment Readily Available to remove the Aircraft normally frequenting the Airport.

SECTION 5. – AIRCRAFT MAINTENANCE OPERATOR (SASO)

5.1. Introduction

Aircraft Maintenance Operator – Operator engaged in providing Aircraft Maintenance for Aircraft other than those owned, leased, and/or operated by (under the full and exclusive control of) Operator.

In addition to the General Requirements set forth in Section 2, Operator shall comply with the following minimum standards set forth in this section.

5.2. Leased Premises

Operator shall have adequate land and Improvements to accommodate all Activities of Operator and all approved Sublessees, but not less than the following based on the type of Aircraft, which are not cumulative.

Lease Premises (square feet)	Single Engine Piston	Multi Engine Piston	Turboprop	Turbojet
Contiguous land	15,680	15,680	15,680	31,360
Customer, Administrative, and Maintenance area	1,200	1,200	1,200	2,000
Customer Area				
Lessee	500	500	500	500
Sublessee	Immediate access	Immediate access	Immediate access	Immediate access
Hangar	3,600	4,800	4,800	10,000

Commented [HBJ2]: Based on 16 aircraft @ 980 sf each

Commented [HBJ3]: Hangar numbers for discussion

5.3. Employees

If Operator is not certificated as a Repair Station (as defined by 14 CFR Part 145), Operator shall, at a minimum, employ the following number of Employees who shall be available during the required hours of activity as follows:

Employees	Standard	Notes
A & P Mechanics	1	
Customer Service Rep.	1	

If Operator is not certificated as a Repair Station (as defined in 14 CFR Part 145) and is providing annual or phase inspections, one A& P Mechanic shall have Inspection Authorization (IA).

5.4. Equipment

Operator shall have necessary Equipment for the performance of services being provided in accordance with the manufacturer’s specifications and applicable FAA regulations.

5.5. Hour of Activities

Operator shall be open and services shall be available to meet reasonable demands of customers for these Activities, but not less than the following:

Hours of Activities	Standard	Notes
Hours	8 hours per day	
Days per week	5	
Holidays	No	
After-hours	Prior arrangement	

5.6. Defueling

Operator may only defuel Aircraft if necessary for Aircraft Maintenance. Employees engaged in defueling and refueling shall be trained in an FAA approved fire safety program per 14 CFR Part 139.321. Additionally, Operator may refuel the defueled Aircraft following provision of required Aircraft Maintenance. Defueling and refueling shall not be construed to permit Operator to engage in the sale of Fuels as this Activity is specifically reserved for an FBO (see Section 3).

Operator conducting defueling and refueling of Aircraft shall have adequate and proper Fuel storage, provide the Renton Municipal Airport with a SPCC Plan for defueling, refueling, and fuel storage, and conform with Section 3.4, and Section 3.5, and Section 3.10.

SECTION 6 – AIRCRAFT RENTAL OR FLIGHT TRAINING OPERATOR (SASO)

6.1. Introduction

Aircraft Rental Operator – Operator engaged in the rental of Aircraft to the public

Flight Training Facility Operator – Operator engaged in providing flight instruction to the public from a facility leased or developed on the Airport by Operator.

In addition to the General Requirements set forth in Section 2, Operator shall comply with the following minimum standards set forth in this section.

6.2. Leased Premises

Operator shall have adequate land and Improvement to accommodate all Activities of Operator and all approved Sublessee(s), but not less than the following, which are not cumulative.

Lease Premises (square feet)	Standard	Notes
Contiguous land	15,680	
Customer Area		
Lessee	250	
Sublessee	100	
Customer service area	250	
Self-maintenance		
Maintenance area	360	
Hangar	4,800	

6.3 Licenses and Certifications

Employees performing Aircraft proficiency checks and/or Flight Training shall be properly certificated by the FAA, current, and hold the appropriate rating and medical certifications for the Aircraft being utilized and/or Flight Training being provided.

Flight Training Facility Operators shall have available a properly certificated ground school instructor capable of providing on-demand ground school instruction sufficient to enable students to pass the FAA written examinations for commercial pilot and instrument rating.

6.4. Employees

At a minimum, Operator shall employ the following number of Employees who shall be available during required hours of activities.

Employees	Standard	Notes
Aircraft Rental Operator		
Employee(s)	1	
Customer Service Rep.	1	
Flight Training Facility Operator		

Flight Instructors	1	
Certificated ground school instructor(s)	1	

6.5. Equipment

Operator shall have the following number Aircraft available for rental or Flight Training, as applicable. All Aircraft shall be owned or leased by Operator (and operated under the full and exclusive control of the Operator)

Equipment	Standard	Notes
Aircraft Rental Operator Aircraft		
Fixed wing: single-engine	2	One aircraft must be IFR capable and four place
Flight Training Facility Operator Aircraft		
Fixed wing: single-engine	2	

Flight Training Facility Operators shall provide training aids necessary to provide ground school instruction.

6.6. Hours of Activities

Operator shall be open and services shall be available to meet reasonable demands of customers for these Activities, but not less the following:

Hours of Activities	Standard	Notes
Hours	8 hours per day	
Days per week	6	
Holidays	Yes	
After-hours	Prior arrangement	

6.7. Insurance Disclosure Requirement

Any Operator conducting Aircraft rental or Flight Training shall post a notice (and incorporate within its rental and instruction agreements) that : (a) identifies the insurance coverages provided to the renter or student Operator, (b) discusses when and how the insurance coverages apply, (c) indicates where additional information can be obtained, and (d) advises the renter or student that additional insurance coverage is available (i.e., that the renter or student can purchase and individual non-ownership liability policy). Operator shall provide a copy of such notice to the Renton Municipal Airport.

6.8. Noise Abatement Procedures

Any Operator conducting Aircraft rental or Flight Training shall be versed and instruct renters and/or students in Renton Municipal Airport noise abatement procedures.

SECTION SEVEN – AIRCRAFT CHARTER/MANAGEMENT, TOUR AND SCHEDULED AIR CARRIER OPERATOR (SASO), INCLUDING COMMERCIAL SEAPLANE OPERATOR

7.1. Introduction

Aircraft Charter Operator – Operator, with Based Aircraft, engaged in on-demand common carriage for persons or Property (as defined in 14 CFR Part 135) or operates in private carriage (as defined in 14 CFR Part 125).

Aircraft Management Operator – Operator, with Based Aircraft, engaged in the business of providing Aircraft management including, but not limited to, flight dispatch, flight crews, or Aircraft Maintenance coordination to the public

In addition to the General Requirements set forth, Operator shall comply with the following minimum standards set forth in this section.

7.2. Leased Premises

Operator shall have adequate land and Improvements to accommodate all Activities of Operator and all approved Sublessee(s), but not less than the following, which are not cumulative.

Lease Premises	Standard	Notes

7.3. Licenses and Certifications

Aircraft Charter Operators shall have and provide copies to the Renton Municipal Airport of all appropriate certifications and approvals, including without limitation, the Pre-application Statement of Intent (FAA Form 8400-6), the Registrations and Amendments under Part 298 (OST Form 4507), and/or FAA issued operating certificate(s). Any time certifications or approvals are modified, the updated documentation reflecting the changes shall be provided to the Renton Municipal Airport within three calendar days.

7.4. Employees

If certificated to engage in on-demand common carriage for persons or Property, Aircraft Charter Operator shall employ the number of Employees as required by 14 CFR Part 135. If certificated to engage in private carriage (as defined in 14 CFR Part 125).

Aircraft Charter Operator shall, at a minimum employ the following number of employees who shall be available during required hours of activities as follows:

Employees	Standard	Notes
Chief Pilot	Yes	Commercial pilot may serve as the chief pilot
Commercial Pilot(s)	1	
Customer Service Representatives	1	

Aircraft Management Operator shall, at a minimum, employ the following number of Employees who shall be available during required hours of activities as follows:

Employees	Standard	Notes
Commercial Pilot(s)	1	If providing pilot services
Customer Service Representative(s)	1	A commercial pilot may fulfill the responsibilities of the customer service representative unless the chief pilot or the commercial pilot is performing duties off the Lease Premises.

7.5. Equipment

Aircraft Charter Operator shall provide, either owned or under the written lease to Operator and under the full and exclusive control of Operator, at least one certified and continuously airworthy Aircraft for the type of Aircraft charter service being provided which shall be equipped for and fully capable of flight under instrument conditions.

7.6. Hour of Activities

Aircraft Charter Operator shall be open and services shall be available to meet reasonable demands of customer for these Activities, but not less than the following:

Hours of Activities	Standard	Notes
Hours	8	Per Day
Days	5	Per week

Holidays	Yes	
After-hours	Yes	Initial response within 1 hour

For Aircraft Charter Operator, after-hours, on-call response time is as follows. Each response time is predicated upon the previous step, initialized upon customer inquiry.

After-hours, On-call Response Time	Standard	Notes
Response to customer inquiries	1 hour	
Provision of trip quote	1 hour	
Flight Initiation	2 hours	Notwithstanding circumstances beyond Operator's control (e.g., Aircraft availability, weather, etc.), Operator shall be able to initiate the flight within the time period identified.

7.7. Hours of Activities

Aircraft Management Operator shall be open and services shall be available to meet reasonable demands of customer for these Activities, but not less than the following:

Hours of Activities	Standard	Notes
Hours	8	Per day
Days	5	Per week
Holidays	Yes	
After-hours	Yes	Initial response within 1 hour

For Aircraft Management Operator, after-hours, on-call response time is as follows. Each response time is predicated upon the previous step, initialized upon customer inquiry.

After-hours, On-call Response Time	Standard	Notes
Response to customer inquiries	1 hour	
Provision of trip quote	1 hour	
Flight Initiation	2 hours	Notwithstanding circumstances beyond Operator's control (e.g.; Aircraft availability, weather, etc.). Operator shall be able to initiate the flight within the time period identified.

SECTION EIGHT – INDEPENDENT FLIGHT TRAINING OPERATOR (SASO)

8.1. Introduction

Independent Flight Training Operator – Operator, as an individual, providing Flight Training to the general public at (originating from) the Airport and has a contractual arrangement with an approved Aircraft Rental or Flight Training Facility Operator, but does not lease or Sublease land or Improvements at the Airport. A person holding a current FAA Certified Flight Instructor certificate, who provides occasional Flight Training to an Aircraft Owner in the Owner's Aircraft and is not compensated by the Aircraft Owner or any other party and does not make Flight Training available to the public, shall not be deemed a Commercial Activity.

In addition to the General Requirements set forth in Section 2 (excluding Section 2.5 and Section 2.10), each Independent Flight Training Operator shall comply with the following minimum standards set forth in this section.

8.2 Limitations

As determined by the Renton Municipal Airport in its sole discretion, if a Flight Training Facility Operator is fully meeting the demand for Flight Training, Independent Flight Training Operators may be prohibited at the Airport.

8.3. Location

Independent Flight Training Operator shall only provide ground school instruction from an Aircraft Rental or Flight Training Facility Operator's facility or in locations designated and approved in writing by the Airport Manager.

8.4. Licenses and Certifications

Independent Flight Training Operator shall be properly certificated by the FAA, current, and hold the appropriate ratings and medical certifications for the Aircraft being utilized and/or Flight Training being provided and provide proof of such certification upon demand of the Airport Manager.

Independent Flight Training Operator shall be properly certificated and capable of providing on-demand ground school instruction sufficient to enable students to pass the FAA written examinations for the pilot rating being sought. Independent Flight Training Operator shall provide, at a minimum, adequate training aids necessary to provide property and effective ground school instruction.

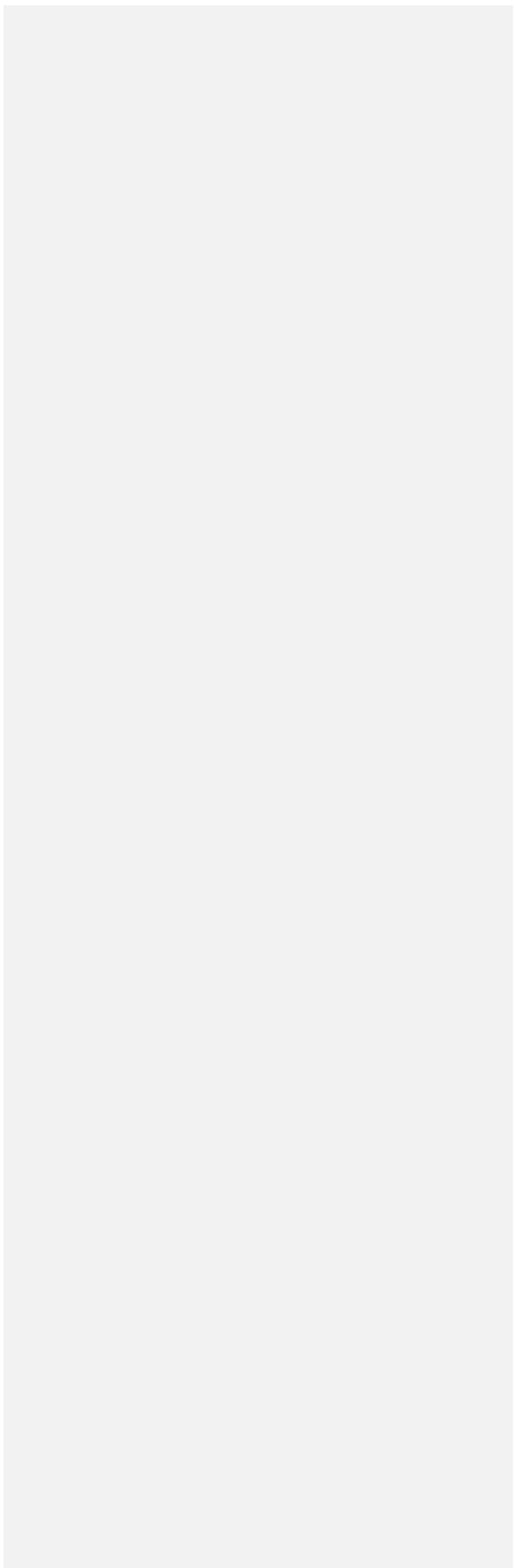
8.5. Equipment

Independent Flight Training Operator shall have access to one properly certified and airworthy Aircraft, which must be IFR capable (unless Independent Flight Training Operator is only providing sport pilot training) from an approved Aircraft Rental or Flight Training Facility Operator.

8.6. Noise Abatement Procedures

Independent Flight Training Operator shall be versed and instruct students in Renton Municipal Airport noise abatement procedures.

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SECTION NINE – OTHER COMMERCIAL AERONAUTICAL ACTIVITIES (SASO)

9.1. Introduction

This Section pertains to SASOs engaging in the following activities.

Limited Aircraft Services and Support – are defined as limited Aircraft, engine, or accessory services and support (e.g., cleaning, washing, waxing, painting, upholstery, propeller repair, etc.).

Experimental Aircraft Services and Support – are defined as construction assistance to owners of experimental and/or amateur-built Aircraft (as defined in 14 CFR Section 21.191).

Miscellaneous Commercial Services and Support – are defined as ground instruction, simulator training, scheduling and dispatching, or any other related Commercial services and support Activities.

Other Air Transportation Services for Hire – are defined as non-stop sightseeing flights (flights which begin and end at the Airport and are conducted within a 25 statute mile radius of the Airport); flights for aerial photography or survey, air ambulance service, firefighting, and power line, underground cable, or pipe line patrol; helicopter operations relating to construction or repair work; or, other related air transportation services for hire.

In addition to the General Requirements set forth in Section 2, Operator shall comply with the following minimum standards set forth in this section.

9.2 Leased Premises

Operator shall have adequate land and Improvements, as appropriate and as agreed to by the Renton Municipal Airport, to accommodate all Activities of Operator and all approved Sublessee(s).

9.3. Employees

Operator shall provide a sufficient number of employees to carry out Activity in a safe, secure, efficient, prompt, courteous, and professional manner while also meeting the reasonable demands of customers for the Activities.

9.4. Equipment

Operator shall have (based at the Airport), either owned or under written lease to (and under the full and exclusive control of) Operator, sufficient Vehicles, Equipment, and, if appropriate, one certified and continuously airworthy Aircraft.

Operator shall have sufficient materials and/or supplies available to support the Activities.

9.5. Hours of Activity

Operator shall be open and services shall be available during the hours maintained by qualified and experienced entities engaging in similar Activities at comparable airports.

Operator shall be available to meet the reasonable demands of customers for the Activities.

SECTION TEN – TEMPORARY SPECIALIZED AVIATION SERVICE OPERATOR (SASO)

10.1. Introduction

The Renton Municipal Airport recognizes that Aircraft Owners or Aircraft Operators may, from time to time, have specialized aviation service requirements (i.e., Aircraft Maintenance, Flight Training, etc.). When specialized aviation service is required, but is not available at the Airport through existing Operators due to the specialized nature of the aviation service requirements and/or existing Operators are unable to provide the services required within a reasonable timeframe, the Renton Municipal Airport may allow an Aircraft Owner to Aircraft Operator to solicit and utilize the services of a qualified and experienced entity to provide said services.

- Aircraft Owner or Aircraft Operator shall initialize the process by informing the Renton Municipal Airport about the specialized aviation service requirement, the timeframe for the provision of services, and the Temporary Specialized Aviation Service Operator to provide such services.
- Aircraft Owner or Aircraft Operator shall be responsible for assuring the Temporary Specialized Aviation Service Operator complies with all Legal Requirements while on the Airport.

In addition to the applicable General Requirements set forth in **Section 2** (which exclude Section x.XX, Hours of Activities), Operator shall comply with the following minimum standards set forth in this section.

10.2. Scope of Activity

Operator shall conduct Activities on the Lease Premises of the Aircraft Owner or Aircraft Operator or in a location approved by the Renton Municipal Airport in a safe, secure, efficient, prompt, courteous, and professional manner consistent with the degree of care and skill exercised by qualified and experienced operators providing similar services at comparable airports.

10.3. Commercial Operator Permit

Prior to engaging in Activities at the Airport, operator must obtain an Operating Permit from Renton Municipal Airport for a specified period of time (typically no more than 30 calendar days). Renewal shall be subject to the Operators compliance with all terms and conditions of the approved Operator Permit.

Operator shall comply with all requirements for the permitted Activities and limit the service provided to the entity, area, and time period identified on the Operator Permit.

Aircraft Operators requiring after-hours or weekend service by a Temporary Specialized Aviation Service Operator must notify the Renton Municipal Airport prior to engaging in Activities on the Airport.

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