



**DEPARTMENT OF THE ARMY**  
DEPUTY CHIEF OF STAFF, G-9  
600 ARMY PENTAGON  
WASHINGTON, DC 20310-0600

DAIN-ZA (800)

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: 2024 Army Barracks Standard for Permanent Party Unaccompanied Housing, Junior Enlisted and Junior NCOs (Facility Category Code 72111)

1. The enclosed Army Standard has been approved for immediate implementation by the Army Facilities Standardization Committee. It supersedes the Army Standard promulgated on 16 November 2021. This Army Standard applies to Active and Reserve Component category code 72111 buildings on enduring Army installations worldwide.
2. This Army Standard in whole is mandatory for all MILCON-funded new construction projects starting in FY 2028. Projects prior to FY28 require a waiver in accordance with AR 420-1 if not designed to the 2021 standard. FY26 and FY27 MILCON projects currently under design may be designed to the updated standard if a design change will not affect the project's ability to reach 35% by January 2025. Designs based on this Army Standard and the U.S. Army Corps of Engineers (USACE) standard design and criteria will be developed consistent with MILCON business processes.
3. These standards should be incorporated into restoration and modernization (R&M) projects to the greatest extent possible as it relates to engineering feasibility and affordability of a particular project. Deputy Chief of Staff, G-9 (DCS, G-9) will publish R&M UH design guidance separately.
4. Installation Status Report-Infrastructure quality and functionality assessments and Real Property Planning and Analysis System methodologies will be updated to reflect this Army Standard in coordination with the points of contact listed below.
5. The Facility Design Team co-chairs are Matthew Fortunato, HQDA G-9 Housing, [matthew.j.fortunato.civ@army.mil](mailto:matthew.j.fortunato.civ@army.mil), 703-380-1589, and Cheryl Moman, HQDA G-1, [cheryl.l.moman.civ@army.mil](mailto:cheryl.l.moman.civ@army.mil), 703-545-9610. The USACE Center of Standardization Manager is Matthew Milliorn, CESWF, [matthew.milliorn@usace.army.mil](mailto:matthew.milliorn@usace.army.mil), 817-886-1903.

Encl

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## **2024 Army Barracks Standard**

### **Real Property Category Code (CATCD) 72111 - Permanent Party Unaccompanied Housing for Junior Enlisted and Junior Non-Commissioned Officers (PP UH Jr Enl Jr NCO):**

- **E1-E4: 4-private bedrooms, 2-shared bathrooms (4x2)**
- **E5-E6: 2-private bedrooms, 1-shared bathroom (2x1)**

#### **CATCD Description**

A building or portion thereof to house unaccompanied, permanent party service members at their home station. This category code is for junior enlisted personnel (E1-E4) and junior NCOs (E5 in U.S. and E5-E6 outside U.S.). Additionally, it can be used for UH for PCS students in long-term training, e.g., Defense Language Institute at Presidio of Monterey. Army civilians in equivalent grades can be housed in this UH category code.

#### **Intent**

This Army Standard is intended to convey broad functional requirements that support the Army's vision for home station housing for unaccompanied E1-E6 Soldiers without dependents. The goal is to provide buildings and site features that enhance readiness, behavioral & social health (BSH), and quality of life (QOL).

#### **Standard Designs**

- The primary purpose of this Army Standard is to inform the development of approved standard designs for new projects that fulfill the intent of the Army Standard and optimize life-cycle cost, maintainability, and sustainability.
- The standard design will set the design of PP UH across the Army. The USACE Center of Standardization (COS) will review and make a recommendation on any deviations to the standard to determine if a waiver is required in accordance with AR 420-1. An anticipated benefit of standardization is savings of both design and construction costs. As contractors gain experience with constructing these facilities, their risk, construction time and costs will be reduced.

#### **Applicability - General**

- This Army Standard applies to Active and Reserve Component Permanent Party Unaccompanied Housing for E1-E6, CATCD 72111 on enduring Army Installations worldwide.
- Starting with FY28 projects, this Standard, in whole, is applicable for all MILCON-funded new construction projects as well as OMA-funded repair by replacement projects as outlined in the National Defense Authorization Act, Section 2835. Any deviation must be in the form of an approved waiver in accordance with AR 420-1.
- Designs of all projects for which this Army Standard is applicable must be reviewed by the COS for CATCD 72111, Fort Worth District. This applies to both MILCON and Restoration and Modernization (R&M) funded projects that meet the 10 U.S.C. § 2811 threshold (all

COMPOS), regardless of the design and construction agent.

- This Standard does not apply to cadet UH.
- FY24-FY27 PP UH projects utilizing previous 2021, 4+2 standard include:
  - FY24: Fort Liberty, PN92062; Fort Liberty PN103069 (De-carbonization pilot project) Joint Base Lewis-McChord, PN97677 (Sustainability pilot project)
  - FY25: Joint Base Lewis-McChord, PN80995 (Added SF due to mass timber pilot project); Joint Base Myer Henderson Hall, PN98052 (approved Waiver for additional SF for historic/unit specific features); Smith Barracks, PN98087; USAG Ansbach, PN102272; USAG Ansbach, PN102273
  - FY26: Fort Wainwright, PN64018; Eglin AFB, PN94972
  - FY27: Fort Irwin, PN82288
- Waivers granted to apply a modified 2012, 1+1 standard: Fort Campbell, PN99248 (FY26), Fort Campbell, PN99247 (FY27), Fort Campbell, PN92777 (FY28), Fort Cavazos, PN94937 (FY27), Fort Cavazos, PN100948 (FY27), Fort Cavazos, PN100994 (FY28).
- The following projects have achieved 35% design completion under the 2021, 4x2 standard as Directed Designs. As such, they shall continue to follow the 2021 standard unless given direction otherwise through an updated Design Directive: Fort Riley, PN97626, Fort Riley, PN101611, Katterbach Kaserne, PN102875; Storck Barracks, PN102874; Joint Base Lewis-McChord, PN98780.
- This Standard in whole is also applicable to any Congressionally Directed Design starts that have received Code 2 Directives as of 1 July 2024 or later: Schofield Barracks, PN86421(FY27 Directed Design), Fort Cavazos, PN87812 (FY27 Directed Design), Fort Cavazos, PN97218 (FY27 Directed Design), JBLM, PN97455 (FY27 Directed Design).

### **Applicability – Restoration & Modernization**

- The Secretary of the Army Memo dated 3 July 2024 outlines minimum attributes “to guide” future efforts in R&M. These attributes as reflected in the 2024 PP UH MILCON construction standard shall be incorporated into R&M projects to the greatest extent possible as it relates to engineering feasibility and affordability of a particular project. The most recent Deputy Chief of Staff, G9 (DCS, G-9) R&M UH design guidance for CATCD 72111 must be consulted.
- USACE is developing standard R&M designs for the most common CATCD 72111 UH building configurations based on business case analyses that will consider DCS, G9 guidance, technical feasibility, cost, and features that improve connectedness and quality of life. The USACE Center of Standardization (COS) for CATCD 72111, Fort Worth District must review and approve all project designs that meet the 10 U.S.C. § 2811 cost threshold prior to submission for DCS, G-9 concurrence and DASA, Installations, Housing and Partnership project approval.

**Compliance**

- The USACE CATCD 72111 COS provides the first line technical compliance review. The CATCD 72111 Facility Design Team (FDT) in conjunction with the COS will resolve any issues where there may be conflicting, unclear, or no compliance measurement threshold. Resolution may require guidance from the FDT or amendment of the Army Standard.

**Waivers**

- To make the standard design process for UH projects more responsive to Army needs, this Army Standard states where the USACE or DPW design teams have flexibility regarding functional and technical issues providing they are coordinated with the COS for technical acceptability and with the FDT for stakeholder buy-in. However, mandatory criteria items must be complied with unless a waiver is requested and approved in accordance with AR 420-1. Voting members of the Army Facilities Standardization Committee (AFSC) must approve any waiver to an Army Standard.
- All waiver requests to this Army Standard require a COS position statement prior to submission by the Garrison Commander. The waiver process is detailed on the following website: <https://mrsi.ercd.dren.mil/cos/waiver-process/>
- Garrison Army Standard waiver request submissions must be received in sufficient time to allow the CATCD 72111 FDT at least four months to complete review and development of recommendations or courses of action for the Army Facilities Standardization Committee to consider prior to implementation into project design. All waivers approved shall be documented in installation master plans.

**THE ARMY STANDARD FOR CATCD 72111 UNACCOMPANIED HOUSING**

| ITEM   | MANDATORY CRITERIA  |
|--|---|
| Technical Design Criteria & Standards          | Industry standards except where military standards are required to meet specific operational needs. Use appropriate methods and materials for occupancy to achieve economy.   |
| Building Configuration and Exterior Appearance | Building configurations can include high-rise, mid-rise, or low- rise.  |
| Building Gross Area Calculation                | The building gross area will be calculated based on USACE technical guidance with the exception that interior double-loaded corridors will be calculated at half-scope.   |
| Building Gross Area Limits                     | The maximum gross square footage per Soldier is 485 GSF/PN. This area limit can be increased by up to 5% by the design team (in coordination with the COS and FDT) to address unexpected functional, technical, environmental, or site issues prior to the Code 2 approval. |

|                                      |   |
|--------------------------------------|---|
| Bedroom Net Area Calculation         | Bedroom net area shall be calculated IAW the definition in the DoD Housing Management Manual DoD 4165.63-M, <i>“The floor space in square feet within the interior face of full height walls of a room(s) with no deductions for furnishings, door swings, sinks, installed cabinets and countertops, heating and cooling system components, or exposed vertical pipes. Net SF of a bedroom does not include the area of a closet.”</i> |
| Module E1-E4                         | 4-private bedrooms, 2-shared bathrooms, individual closets, living room and kitchen. The required room module layout is available at <a href="https://mrsi.erdcdren.mil/cos/swf/">https://mrsi.erdcdren.mil/cos/swf/</a>  |
| Module E5-E6                         | 2-private bedrooms, 1-shared bathroom, individual closets, living room, kitchen. The required room module layout is available at <a href="https://mrsi.erdcdren.mil/cos/swf/">https://mrsi.erdcdren.mil/cos/swf/</a>  |
| Bedroom Area                         | E1-E4 Bedroom will be 120 NSF for new construction. E5-E6 bedroom will be 140 NSF for new construction. Provide black-out treatments where feasible.  |
| Bedroom Closet Area                  | 30 NSF for new construction per each Soldier.   |
| Living Room                          | A living room area must be provided in accordance with the required room module.  |
| Kitchen                              | All modules shall have a kitchen that includes a range with an induction cooktop and microwave oven or an induction cooktop and convection microwave oven. The kitchen will also include a full-size refrigerator, counter with sink, and cabinets.   |
| Clothes Washer and Dryer             | Clothes washer and dryer shall be provided in a common area. Minimum ratios: One washer per eight occupants and one dryer per six occupants.  |
| CQ Desk and Lobby                    | Buildings shall have an entrance lobby, charge-of-quarters (CQ) station/desk, custodial closet, and accessible bathroom.  |
| Elevator                             | Elevator system provided when building is four-story or higher, and shall accommodate a mobile stretcher for medical emergencies.   |
| Dayroom                              | Buildings shall have a minimum of one dayroom on the first floor based on population size. The Garrison Commander has discretion on the size of the space, within the GSF requirement.  |
| Communal Balconies                   | The Garrison Commander has discretion to include communal balconies on one or more floors, to be included within the GSF requirement.   |
| Vending                              | Provide space for enhanced vending kiosks. The Garrison Commander has discretion on the size of the space, within the GSF requirement.  |
| Boot Wash & TA-50 Equipment Cleaning | Buildings shall include a room to clean TA-50 equipment. In warm climates, the cleaning area can be outside.  |
| Door Locks                           | Door locks to all modules and bedrooms and entrances shall be electronic locks.   |
| Internet                             | Infrastructure for internet access will be provided at a minimum of one port or wireless technology capability in each bedroom and living room.   |

|  |  |
|--|--|
| Cameras - Security                     | Buildings will have security cameras mounted. Install conduit and power supply for camera installation as per USACE. |
| Private Operated vehicle (POV) Parking | POV parking space will be provided for IAW UFC 3-201-01, Civil Engineering, Table A-2.                               |

## DESIGN GUIDANCE FOR CATCD 72111 UNACCOMPANIED HOUSING

### Accessibility

CATCD 72111 UH buildings are only for able-bodied personnel; Soldiers who are physically disabled (even for short periods) are intended to be housed in CATCD 72112 UH (Soldiers in Recovery UH). Nevertheless, accessibility features should be provided in the following areas for visitors to the first floor of larger UH buildings and Soldier Community Buildings: parking lot, sidewalks, building entrance, and first floor restroom (unisex).

### Cameras, Security

Designs for new CATCD 72111 UH will include the infrastructure for conduit, power and data connectivity to potential camera locations. Locations to be coordinated with the garrisons, COS and CEHNC Mandatory Center of Expertise (MCX) for Electronic Security Systems (ESS).

### Door Locks

Per ACSIM policy memo, “The Army Standards for Electronic Key Card Access for all Facilities”, dated December 14, 2004, the Army Standard for all buildings is electronic key card access. Specifics on electronic key card access system applicability to PP UH facilities is detailed in the UH Army Standard Design.

### Drivers for this update

- On 5 December 2023, the OASA(IE&E), in conjunction with the SMA, DCS G-9, AMC, IMCOM, USACE and OASA(MR&A) hosted a barracks summit that in addition to looking at Barracks issues, looked holistically at potential reform actions for MILCON and R&M projects. The Principal Deputy Assistant Secretary of the Army (IE&E), Sergeant Major of the Army, IMCOM and USACE Commanders as well as other senior Army leaders provided guidance for updating Army standards for PP UH.
- The Barracks Improvement Group, an ad hoc group comprised of General Officer/SES participants and their CSMs/SGMs, was instrumental in providing guidance for completing this standard.
- The Secretary of the Army action memo dated 3 July 2024 drove in large part the finalization of these standards. These standards comply with the minimum configuration attributes for Unaccompanied Personnel Housing for Category Code 72111 as outlined in the memo.