



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

DAIN-ZA

16 November 2021

MEMORANDUM FOR SEE DISTRIBUTION

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

1. The enclosed Army Standard is hereby approved for implementation. It supersedes the Army Standard promulgated on 10 July 2012. This Army Standard applies to Active and Reserve Component category code 72111 buildings on enduring Army installations worldwide.
2. This Army Standard is mandatory for Army Military Construction (MILCON) projects in FY 2025 and beyond; and mandatory for Sustainment, Restoration, and Modernization (SRM) projects starting in FY 2024 to the greatest extent possible. As shown on the attached matrix, it is also applicable to FY 2024 MILCON projects, and to a much lesser extent FY 2022-2023 SRM projects. Designs based on the Army Standard and the U.S. Army Corps of Engineers (USACE) Standard Design & Criteria will be developed consistent with MILCON Business Processes.
3. 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 POCs listed below.
4. The Facility Design Team co-chairs are Mr. George Mino, P.E., HQDA G-9 Housing, george.l.mino.civ@mail.mil, 703-380-1589; and SGM Lisa Clark, HQDA, G-1, lisa.m.clark126.mil@mail.mil, 703-571-7254. The USACE Center of Standardization Manager is Mr. Matt Milliorn, CESWF, matthew.milliorn@usace.army.mil, 817-886-1903.

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

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The Army Standard for Permanent Party Unaccompanied Housing for Junior Enlisted and Junior Non-Commissioned Officers (PP UH Jr Enl Jr NCO), Real Property Category Code (CATCD) 72111

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 mainly convey broad functional requirements necessary to produce designs that support the Army's vision for home station housing for E1-E6 Soldiers without dependents. The goal is for UH to provide the building and site features that enhance resilience, readiness, quality of life, and behavioral & social health (BSH) by encouraging socialization. More specific functional scoping details and unique engineering/technical requirements will be provided after completion of the Standard Design drawings and criteria, which are under development.

Applicability

- This Army Standard applies to Active and Reserve Component CATCD 72111 UH on enduring Army Installations worldwide.
- This Army Standard does not apply to cadet UH.
- This Army Standard in whole is mandatory for all MILCON-funded new construction projects starting in FY 2025.
- Effective FY 2024, this Army Standard is mandatory, to the greatest extent possible, for SRM-funded projects over \$7.5M, or projects between \$2M and \$7.5M which cost more than 50% of the replacement value. If complying with this Army Standard is not possible, the project shall comply with the superseded 2012 Army Standard to the greatest extent possible. Note that "possible" relates to engineering feasibility and affordability for a particular project.
- Phase-in requirements for FY 2024 MILCON-funded and FY 2022-2023 SRM-funded projects are described in the attachment (Implementation of Proposed Standard Features).
- Per HQDA EXORD 273-20, 10-Year Facility Investment Planning, 200225Z Nov 2020, section 3.C.6, USACE is tasked with enforcing use of Army Standards and Standard Designs. Accordingly, all projects for which this Army Standard is applicable must have their designs reviewed by the USACE Center of Standardization (COS) for CATCD 72111, Fort Worth District. This applies to both MILCON and SRM-funded projects (all COMPOS), regardless of the design and construction agent.

Standard Designs

The objective is to provide the necessary standard designs for new projects that fulfill the intent of the Army Standard in a manner that optimizes life-cycle cost, BSH, maintainability, and sustainability. Accordingly, different standard designs will need to be developed to achieve these objectives for the MCA and SRM projects in the FIP, taking into consideration differences in factors such as scope, climate, size of the site (lower density can enhance BSH), and different building types (SRM projects).

Compliance

The USACE CATCD 72111 COS provides the first line technical compliance review. The CATCD 72111 Facilities 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 Facility Design Group, or amendment of the Army Standard. The Army Standard is not intended to provide compliance criteria detailed in references, regulations, industry standards, or the Standard Design.

Waivers

- Approval exceptions and waivers from Army Standards must be requested in accordance with AR 420-1. As the proponents for CATCD 72111 UH, ODCS G1 and G9 must validate and concur with the request. Accordingly, advance coordination with G9 is recommended.
- All waiver requests to this Army Standard require a COS Position Statement prior to submission by the Garrison Commander.
- Garrison Army Standard waiver request submissions must be received in sufficient time to allow the CATCD 72111 FDT 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 and, as applicable, serve as the installation's modified standards for the facility type and unit type affected.
- Army Standard area limits for gross building area and individual spaces can be increased by up to 5% by the design team (in coordination with the FDT) to address urgent functional, technical, environmental, or site issues.

THE ARMY STANDARD FOR CATCD 72111 UNACCOMPANIED HOUSING

| ITEM | MANDATORY CRITERIA |
|---------------------------------------|---|
| Configuration and Exterior Appearance | Depending on the site, building configurations may vary such as high-rise, mid-rise, low-rise, or garden-style apartment (central stairwell) configurations. Corridors can be double-loaded interior or single loaded exterior corridor. Bedroom windows cannot face corridors or landings. |
| Technical Design Criteria & Standards | Use appropriate methods and materials for occupancy to optimize life-cycle cost and maintainability. Modular construction is prohibited. |
| Building Gross Area | See attached table, Implementation of Proposed Standard Features |
| Module E1-E4 | 4-private bedrooms, 2-bathrooms, living room, kitchen, and clothes washer & dryer |
| Module E5-E6 | 2-private bedrooms, 1-shared bathroom, living room, kitchen, and clothes washer & dryer |
| Bedroom Area | 140 usable NSF which does not include entrance foyer; door swing areas are not excluded |
| Bedroom Closet Area | 32 NSF minimum |
| Living Room | Details will be established after completion of the Standard Designs, which are under development. |
| Kitchen | 4-element induction cooktop; range hood; convection microwave oven located on counter or shelf (not built-in above cooktop); refrigerator; sink; counters; and cabinets |
| Clothes Washer and Dryer | Full size units, side by side, in every module. Provide at least one washer and one dryer near CQ desk for use by residents when module washer and/or dryer is not operational. |
| CQ Desk and Lobby | Entrance lobby with visitor waiting area; charge-of-quarters (CQ) station/desk; accessible bathroom |
| Dayroom | Locate near CQ desk for monitoring. Include lounge and gaming areas/rooms. Details will be established after completion of the Standard Designs, which are under development. |
| Fitness Room | Locate near CQ desk for monitoring. Similar to fitness rooms in hotels. Details will be established after completion of the Standard Designs, which are under development. |
| Vending | Locate near CQ desk for monitoring. |
| Boot Wash & TA-50 Equipment Cleaning | Can include interior and/or exterior cleaning stations. |

Implementation of Revised Standard Features FY21-25

| No. | <p align="center">REVISED STANDARD FEATURES</p> <p align="center">CATCD 72111 PERM PARTY UH E1-E6</p> | Document Impacted | Originator | MCA FY21 UFR Wainwright 59982 | MCA FY22 PB Meade 87647 MCA FY24 Natick 88781 | MCA FY22 UFRs See Note 1 for projects | R&M FY22-23 | MCA FY23 JBLM 97456 | R&M FY24+ | MCA FY24 See Note 2 for projects | MCA FY25+ |
|-----|---|-------------------|------------|---|--|--|-------------|------------------------|-----------|-------------------------------------|-----------|
| 1 | Reconfigure bedroom to provide Army Standard (AS) required 140 SF | SD | FDT | Yes | Yes | Yes | TBD | Yes | TBD | Yes | Yes |
| 2 | Exceed GSF/bedroom in 2012 AS (1-3 floors 375 GSF, 4+ floors 395 GSF) | AS | FDT | Note3 | Note4 | Note5 | N/A | Note6 | N/A | Note7 | Note8 |
| 3 | 4-bed, 2-bath module with living room and kitchen (E1-E4) | AS | SMA | No | No | Yes | No | No | TBD | Yes | Yes |
| 4 | 2-bed, 1-bath module with living room and kitchen (E5-E6) | AS | FDT | No | No | Yes | No | No | TBD | Yes | Yes |
| 5 | Replace communal laundries with washers & dryers in modules | AS | SMA | No | No | Yes | No | No | TBD | Yes | Yes |
| 6 | Enhanced dayroom and interior socialization areas | AS | SMA | Yes | No | Yes | No | No | TBD | Yes | Yes |
| 7 | Fitness room | AS | SMA | Yes | No | Yes | No | No | TBD | Yes | Yes |
| 8 | Expanded food vending area (with self-service kiosk) | AS | SMA | Yes | No | Yes | No | No | TBD | Yes | Yes |
| 9 | Relocate microwave oven from above cooktop to counter or shelf | SD | FDT | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| 10 | Induction cooktop; shower and kitchen sink spray nozzles with hoses | SD | FDT | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| 11 | Intelligent smoke detectors; recessed sprinklers; bottle fillers; LEDs | SD | SBI | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| 12 | Security cameras (need to resolve sustainment funding and cyber) | AS | SBI | Awaiting recommendations from Smart Barracks Initiative at Benning conducted by AMC and CEHNC | | | | | | | |
| 13 | Room card keys to access elevators & stairs (cost and cyber) | AS | SBI | | | | | | | | |
| 14 | Replace kitchens in modules with communal kitchens (QOL rollback) | AS | FDT | Not endorsed by SMA at 21 May brief | | | | | | | |

LEGEND & NOTES

GENERAL: All FY24 and prior MILCON projects are required to meet the new standards unless they are at 35% design or more. However, if a project is deferred to FY25 or beyond, the project will be reevaluated to determine the appropriate design standard. Note that project FYs are subject to change due to Congressional, budgetary, and programming decisions.

Document Impacted: **AS** - Army Standard; **SD** - Standard Design

Originator: **SMA** - Sergeant Major of the Army; **FDT** - UH Facility Design Team; **SBI** - Smart Barracks Initiative

TBD - Yes unless constrained by building floor plan or site **N/A** - Building area limits only applicable to new construction

NOTE 1 - FY22 MCA CATCD 72111 UFR projects include Hood 87811 & Hood 97219 (only supported by House so awaiting Conference action)

Implementation of Revised Standard Features FY21-25

NOTE 2 - FY24 MCA CATCD 72111 projects include Bragg 92062, Hood 87811 (also FY22 UFR), JBLM 97677, and Wainwright 99292 (2nd increment to FY21 Wainwright 59982)

NOTE 3 - Increased GSF/bedroom approved for:
FY21 MCA: Wainwright 59982 (includes 2nd increment in FY24 PN 99292) - 470 GSF/bedroom; 2012 modified standard* with dayroom, fitness room, and expanded food vending area; corridors half-scope. The FY22 Pres Bud requested this be changed to a \$91M incrementally funded project with a \$32M second increment.

NOTE 4 - Increased GSF/bedroom approved for:
FY22 MCA: Meade 87647 (in final design) - 430 GSF/bedroom; 2012 modified standard*; corridors half-scope
FY24 MCA: Natick 88781 (35% design complete) - 600 GSF/bedroom; 2012 modified standard*; corridors half-scope; limit high because only 12 bedrooms and includes admin space co-located with the modules

NOTE 5 - Increased GSF/bedroom approved for:
FY22 MCA UFRs: Hood 87811 and Hood 97219 - 495 GSF/bedroom; 2021 standard proof of concept; no communal balconies; corridors half-scope; assumes 10% of bedrooms in 2-bedroom modules

NOTE 6 - Increased GSF/bedroom approved for:
FY23 MCA: JBLM 97456 (35% design complete) - 430 GSF/bedroom; 2012 modified standard*; corridors half-scope

NOTE 7 - Increased GSF/bedroom approved for:
FY24 MCA: Hood 87811 and Bragg 92062 - 495 GSF/bedroom; 2021 standard proof of concept; no communal balconies; corridors half-scope; assumes 10% of bedrooms in 2-bedroom modules
FY24 MCA: Wainwright 99292 - Second increment of FY21 Wainwright 59982
FY24 MCA: JBLM 97677 - 505 GSF/bedroom; 2021 standard proof of concept (for design comparison include communal balconies); corridors half-scope; assumes 10% of bedrooms in 2-bedroom modules

NOTE 8 - Increased GSF/bedroom approved for:
FY25+ MCA: 495 GSF/bedroom - 2021 standard, no communal balconies; corridors half-scope; assumes 10% of bedrooms in 2-bedroom modules

* 2012 standard modified as shown on this table includes change numbers 1, 2, 9, 10, and 11



Permanent Party UH for E1-E6

Waivers – FY22-25 Projects

CUI



MCA CATCD 72111 UH PROJECTS - WAIVER GUIDANCE as of 27 July 2022_0915

| Installation | PN | \$M | FY | Nov 2021 Guidance ¹ | | WAIVER Guidance ¹ | |
|-------------------|-------|------|----|--------------------------------|--|------------------------------|--|
| | | | | GSF ² | Remarks | GSF ² | Remarks |
| Meade | 87647 | 81 | 22 | 430 | 2012 modified standard ³ | | No change |
| Hood | 87811 | 66 | 22 | 495 | 2021 standard | 495 | 2012-2021 hybrid design ⁴ |
| Hood | 97219 | 75 | 22 | 495 | 2021 standard | 495 | 2012-2021 hybrid design ⁴ |
| Stewart | 96656 | 105 | 22 | - | Not listed (Congress added to FY22) | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| Polk | 94374 | 58.5 | 22 | - | Not listed (Congress added to FY22) | 430 | 2012 modified standard ³ |
| JBLM | 97456 | 49 | 23 | 430 | 2012 modified standard ³ | | No change |
| Bragg | 92062 | 31 | 24 | 495 | 2021 standard-proof of concept | 505 ⁸ | 2021 standard proof of concept ⁶ |
| JBLM | 97677 | 69 | 24 | 505 | 2021 std w/balconies-proof of concept | | No change |
| Natick-Addition | 88781 | 13.8 | 24 | 600 | 2012 modified standard ³ | | No change |
| Wainwright-Incr 2 | 99292 | 32 | 24 | 470 | 2012 mod std ³ w/communal features ⁷ | | No change |
| JBMHH | 98052 | 150 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| Eglin AFB | 94972 | 43 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| Smith Barracks | 98087 | 48 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| Irwin | 82288 | 60 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| Polk | 96728 | 53 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |
| JBLM | 80995 | 78 | 25 | 495 | 2021 standard | 505 ⁸ | 2021 modified standard proof of concept ⁵ |

CUI



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Permanent Party UH for E1-E6

Waivers – FY22-25 Projects



MCA CATCD 72111 UH PROJECTS - WAIVER GUIDANCE as of 27 July 2022_0915 (continued)

NOTES

1 - For the 2021 and 2021 modified Army Standard, provide 10% of the bedrooms in 2-bedroom E5-E6 modules.

2 - GSF/bedroom limits based on interior corridors calculated as half-scope.

3 - 2012 modified standard includes features shown on the table in Nov 2021 standard (change numbers 1, 2, 9, 10, and 11)

4 - Hood 87811 & 97219: 2012-2021 hybrid: 2012 modified standard³ modules, communal laundry, CQ desk & lobby, dayroom & lounge, fitness room, mudroom, expanded vending area, communal balconies, and outdoor recreation & fitness features

5 - 2021 modified standard proof of concept: E1-E4 modules (4-bedrooms with closets, 2-bathrooms, living/dining room, kitchen, laundry), E5-E6 modules (2-bedrooms with closets, 1-bathroom, living/dining room, kitchen, laundry), 10% of bedrooms in E5-E6 modules, CQ desk & lobby, dayroom & lounge, fitness room, mudroom, expanded vending area, communal balconies, and outdoor recreation & fitness features

6 - Bragg 92062: 2021 modified standard proof of concept **except communal balconies are optional**. GSF/bedroom adequate to provide communal balconies if requested by user and executable.

7 - Increment 1 FY21 PN 59982 released for design before Nov 2021 Army Standard. Design will be a hybrid using 2012 modules with a communal core area with communal laundry, dayroom, fitness room, mudroom, and expanded vending area

8 - Gross area is same as 2021 standard that includes balconies (JBLM 97677)