



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

DAIN-ZA (800)

1 July 2025

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: 2025 Army Barracks Standard for Permanent Party (PP) Unaccompanied Housing (UH), 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 12 November 2024. 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 and Directed Designs will comply with Attachment A – Facility List requirements. 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. Deputy Chief of Staff, G-9 (DCS, G-9) will publish restoration and modernization (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 Mercedes Hughes, P.E, HQDA G-9 Housing, mercedes.m.hughes.civ@army.mil, 571-256-1325, and Cheryl Moman, HQDA G-1, cheryl.l.moman.civ@army.mil, 703-545-9610. The USACE Center of Standardization Manager is Matthew Milliorn, CESWF, matthew.milliorn@usace.army.mil, 817-886-1903.

3 Encls

1. SecArmy Action Memo
2. UH Army Standard
3. Attachment A - Facility List

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DAVID WILSON
Lieutenant General, U.S. Army
Deputy Chief of Staff, G-9

DAIN-ZA (800)

SUBJECT: 2025 Army Barracks Standard for Permanent Party Unaccompanied Housing, Junior Enlisted and Junior NCOs (Facility Category Code 72111)

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DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
(INSTALLATIONS, ENERGY AND ENVIRONMENT)
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

25 Mar 25 / 1010

ACTION MEMO

FOR: SECRETARY OF THE ARMY

FROM: Daniel M. Klippstein, Senior Official Performing the Duty of Assistant Secretary of the Army for Installations, Energy and Environment

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SUBJECT: Army Barracks Room Policy on Number of Soldiers Per Room

- **Purpose.** Obtain Secretary of the Army decision on new barracks room standard.
- **Background.** During an Army senior leader meeting in March 2025, discussion occurred on the Army's bedroom occupancy policy of one Soldier per room. The Secretary of the Army directed a policy evaluation of a change to two Soldiers per room.
 - Senior enlisted leaders support shared bedrooms as an opportunity to improve Soldier interaction, well-being, and mental health behaviors.
 - Structural differences between private, semi-shared, or shared bedrooms are minimal.
 - o Private rooms do not meet senior enlisted leader intent and increase inventory for the Army to maintain, despite improving quality of life.
 - o Semi-shared rooms meet senior enlisted leader intent and maintain a measure of personal privacy for quality of life with an approximate 2% cost savings.
 - o Fully shared rooms meet senior enlisted leader intent, adversely impact quality of life, and will increase the requirement for new construction or major renovation.
- **Non-Concurs/Alternate Viewpoints.** None.

RECOMMENDATION: That the Secretary of the Army approve two Soldiers per room using the semi-shared room concept by initialing below. This is applicable for all new construction and renovation projects starting in fiscal year 2026 with specific exemptions listed in the information paper at TAB B

Approve  Disapprove _____ Other _____

Attachments:

TAB A – PP UH Army Standard Brief (Pre-Decisional)
TAB B – Information Paper
TAB C – HQDA Coordination Sheet

2025 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: 2-semi-shared 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.). 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.
- MCA projects prior to FY28 and Directed Design will comply with Attachment A List Requirements. To accomplish this, the following changes are required in accordance with the 2025 PP standard design:
 - Remove the existing wall between E1-E4 bedrooms and replace with a floor-to-ceiling wing wall.
 - Remove the two individual doors in E1-E4 modules and replace with a single door to access the room. Make any necessary minor adjustments as necessary (e.g. sensors, light switches, power outlets).
 - The total area of the combined rooms and closets should not be reduced from what was

originally designed prior to the issuance of this standard.

- The 2025 Standard is applicable to all 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 either cadet or student UH.

Applicability – Restoration & Modernization

- Projects will be executed in accordance with the current Restoration and Modernization Design Guidance for Permanent Party (PP) Unaccompanied Housing (UH) for E1-E6s (CATCD 72111). This Guidance provides compliance requirements of the Army Standard.
- 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 and endorsement by the installation Senior Commander prior to submission by the Garrison Commander. The waiver process is detailed on the following website:

<https://mrsi.erdcdren.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	2-semi-shared bedrooms with a floor-to-ceiling wing wall and single door room access, 2-shared bathrooms, individual closets, living room and kitchen. The required room module layout is available at https://mrsi.erdcdren.mil/cos/swf/
Module E5-E6	2-private bedrooms, 1-shared bathroom, individual closets, living room, kitchen. The required room module layout is available at https://mrsi.erdcdren.mil/cos/swf/
Bedroom Area	E1-E4 shared bedroom will be 240 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 standard and fresh food vending machines. 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	Infrastructure for security cameras will be provided per the design guidance below.
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, parking lot, sidewalk, 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.

FY	PN	Location	Current Design	Room Module Requirement
26	64018	Fort Wainwright	2021 4+2	Modify to Semi-Shared Bedroom
26	94972	Camp Bull Simons	2021 4+2	Modify to Semi-Shared Bedroom
26	99248	Fort Campbell	modified 2012 1+1	Keep Current Design
27	94937	Fort Cavazos	modified 2012 1+1	Keep Current Design
27	99247	Fort Campbell	modified 2012 1+1	Keep Current Design
27	100948	Fort Cavazos	modified 2012 1+1	Keep Current Design
28	100994	Fort Cavazos	modified 2012 1+1	Keep Current Design
28	92777	Fort Campbell	modified 2012 1+1	Keep Current Design
29	74223	Fort Stewart	2024 4+2	Modify to Semi-Shared Bedroom
29	97218	Fort Cavazos	2024 4+2	Modify to Semi-Shared Bedroom
29	97719	Fort Bliss	2024 4+2	Modify to Semi-Shared Bedroom
30	86421	Schofield Barracks	2024 4+2	Modify to Semi-Shared Bedroom
30	101611	Fort Riley	2021 4+2	Modify to Semi-Shared Bedroom
LR	102875	Katterbach Kaserne	2021 4+2	Modify to Semi-Shared Bedroom
LR	102874	Storck Barracks	2021 4+2	Modify to Semi-Shared Bedroom
LR	97626	Fort Riley	2021 4+2	Modify to Semi-Shared Bedroom
LR	87812	Fort Cavazos	2024 4+2	Modify to Semi-Shared Bedroom
LR	97455	Joint Base Lewis-McChord	2024 4+2	Modify to Semi-Shared Bedroom
LR	98780	Joint Base Lewis-McChord	2021 4+2	Modify to Semi-Shared Bedroom