



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON DC 20310-0600

DAIM-ZA

APR 10 2006

MEMORANDUM FOR

Commander, US Army Corps of Engineers (CENAO-TS-EA), 441 G St NW,
Washington, DC 20314
Headquarters, Installation Management Agency, 2511 Jefferson Davis Hwy, Arlington,
VA 22202

SUBJECT: Army Standard for Family Housing

1. Enclosed find the approved Army Standard for Family Housing. This standard establishes the minimum mandatory features for Army Family Housing (AFH). It applies for all government constructed AFH on all active Army installations. Implementation of this Standard will begin with all new FY 08 and beyond MCA funded Family Housing projects. The Army Standard for Family Housing will be posted on the Installation Design Standards web site. Deviation from this Army Standard is prohibited without authority of HQDA.
2. The proponent for this Standard is the Army Facilities Standardization Committee, which has the authority to grant exceptions. Waivers from the Army Standard must be approved through the installation management chain of command in accordance with AR 415-15. The Army Standard for Family Housing will be reviewed periodically, and updated as needed.
3. The Facilities Design Team (FDT) Family Housing co-chairs from Department of the Army, Office of the Assistant Chief of Staff for Installation Management, Family Housing are Mr. Richard C. Hentz, DAIM-FDH, 703-601-0717, richard.hentz@hqda.army.mil, and Mr. Paul E. Christensen, DAIM-FDH, 703-601-0709, paul.christensen@hqda.army.mil.
4. The Facilities Design Team POC at the US Army Corps of Engineers Center of Standardization for Family Housing is Mr. Terry Deglandon, CENAO-TS-EA, 757-201-7702, terry.l.deglandon@nao02.usace.army.mil.

Encl


J.C. MENIG
Acting Assistant Chief of Staff
for Installation Management

The Army Standard for Family Housing

The Army Standard for Army Family Housing has been developed to support the needs of Soldiers and their families. These standards provide the minimum requirements, functional relationships, and associated spaces necessary for new Army Family Housing and neighborhood design. Unified Facilities Criteria (UFC) 4-711-01 Design: Family Housing provides unified criteria for family housing that are compatible with the Army Standards for Family Housing and will be used as the Army Family Housing Standard Design Criteria. The Army Standards for family housing have been extracted from UFC 4-711-01 Design: Family Housing and are stated below.

Item	Criteria
1. Recreation Space	Each neighborhood shall have recreational space based on size of the neighborhood.
2. Parking	Each unit shall have a minimum of two private parking spaces.
3. Utility Metering	Meter bases shall be provided for the current or future installation of gas, electric and water meters.
4. Unit Types	Family Housing Units shall be built with the following bedroom configurations: O7 & Above - 4BR O6 - 4BR O4-O5 - 3BR & 4BR E9 - WO4/5 – 3BR & 4BR E7/8 - WO1/3 - O1/3 – 3BR, 4BR & 5BR E1/6 – 3BR, 4BR & 5BR
5. Bathrooms	First floors with no Bedrooms shall have at least a half bath. Master Bedrooms shall have a private full bathroom (tub and shower combination and double sink).
6. Bedrooms	Each unit shall have a Master Bedroom plus at least two additional Bedrooms. Master Bedrooms shall accommodate a king size bed. Other bedrooms shall accommodate a full size bed. Each Bedroom will have a closet.
7. Dining Room	A separate Dining Room is required for O7+ units while other grades may create a Great Room with Living Room. All Dining Rooms or areas shall accommodate a table with four chairs and a china cabinet at minimum. Living and Dining Rooms may be combined into a Great Room (except in O7+ units). Great Rooms shall be able to accommodate multiple furniture arrangements associated with the spaces that are combined to include adequate circulation space that allows separate and concurrent use.

8. Entrance Foyer	Provide a lighted foyer and entrance closet. Entrance foyer will be located adjacent to Living Room with access to other areas without passing directly through minimum area of the Living Room.
9. Hallways/Stairways	Hallways and stairways shall accommodate movement of a queen-size box spring.
10. Interior Storage	Provide separate bulk storage area, minimum 32 square feet.
11. Kitchen Area	Kitchen area to be located near dining and family room. Provide visual separation between kitchen and all O7+ unit Living Rooms.
12. Living Room	A Living Room shall be provided in addition to the family room. In all but O7+ units this room may be a Great Room including the Dining Room as described above.
13. Laundry Room	Separate enclosed space for Laundry Room shall be provided. Laundry space shall accommodate side-by-side washer and dryer. Dryer vents to the outside will be provided.
14. Family Room	A Family Room shall be provided either as a room adjacent to or contiguous with the kitchen. It shall not be a part of the Great Room or Living Room as described above.
15. Exterior Storage	Provide separate bulk storage area, minimum 40 square feet.
16. Garage	Provide at minimum a one-car garage.
17. Mechanical Equipment and Appliances	Provide Energy Star labeled (or for overseas: utility consumption equivalent rated equipment) Heating Ventilating and Air Conditioning (HVAC) equipment, water heater, and all energy consuming appliances. Air filters for HVAC shall be easily changeable by occupants.
18. Television System	Provide, as a minimum, system of duplex pre-wired cable television outlets throughout the housing unit (bedroom and living type spaces).
19. Telephone System	Provide minimum of Category 6 wiring throughout unit with multiple modular jacks in kitchen, living room, dining room, and all bedrooms.
20. Smoke/Fire Alarms	Provide hard-wired smoke/fire alarms with battery backup. Interconnect all fire alarms in unit to activate all alarms when any one is activated.
21. Carbon Monoxide Alarms	Provide hard-wired Carbon Monoxide (CO) alarm on each habitable level of units with combustion equipment/appliances, fireplace(s), or attached garages.