



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

JUL 18 2011

SAIE-IH&P

MEMORANDUM FOR

ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT (DAIM-Z), 600
ARMY PENTAGON, WASHINGTON DC 20310
INSTALLATION MANAGEMENT COMMAND (IMDC) 2511 JEFFERSON DAVIS
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CHIEF OF ENGINEERS (DAEN), 2600 ARMY PENTAGON, WASHINGTON DC 20310

SUBJECT: Construction, Renovation and Condition Standards for Residential
Communities Initiative (RCI) Family Housing Program – Update # 4.

1. Reference: Policy dated March 4, 2010: Construction/Renovation and Condition Standards for Residential Communities Initiative (RCI) Family Housing Program – Update # 3.
2. This memorandum replaces the previous version of the standards referenced above. The new construction, renovation and condition standards detailed in the enclosure apply to all homes on RCI installations as of the date of this memorandum.
3. These standards will be referenced in future documents that establish or modify the RCI partnerships. These standards meet or exceed all Army Installation Status Report (ISR) standards.
4. This policy will be reviewed, updated and re-published as required.

A handwritten signature in blue ink, appearing to read "J. Calcara", is positioned above the typed name of the signatory.

Joseph F. Calcara
Deputy Assistant Secretary of the Army
Installations, Housing & Partnerships

Encl



**THE ARMY'S
RESIDENTIAL
COMMUNITIES
INITIATIVE**

*Quality communities
for Army families.*

**STANDARDS FOR HOUSING AT RCI PROJECTS
UPDATE # 4 (July 2011)**

1. Army RCI construction, renovation and condition standards apply to all RCI projects as of the date of this memorandum unless the work is at 100% design or construction has already begun. Compliance is mandatory unless a specific waiver is approved by the Deputy Assistant Secretary of the Army, Installations, Housing and Partnerships (IH&P). These standards are not intended to limit projects from exceeding minimum levels with the exception of executive homes, which are limited by maximum size and amenities.
2. The attached standards are detailed in matrix format to make it simple to determine if each standard applies to new construction, renovation and/or conditions. Update #4 includes changes shown by yellow highlights - for use in the following situations:
 - a. Apply the RCI Construction Standards when a new home is built.
 - b. Apply the RCI Renovation Standards to homes that will receive significant renovation and/or expansion. Renovations must meet as many of the standards as possible. Exceptions to these renovation standards must be approved by the ASA-IE&E (IH&P).
 - c. Apply the RCI Condition Standards at all times.
 - d. Historic homes will meet renovation standards; however, they must also meet the tenants of the programmatic agreements with the respective State Historic Preservation Offices. In case of conflict, the programmatic agreement is the governing document for each project.
3. The following standards and definitions apply to all RCI projects:
 - a. Complete all new construction or major alterations/renovations in accordance with local building codes and standards. If multiple codes apply, such as with two adjacent cities, an adjacent city and a county, or even two adjacent states, then the RCI project team will determine the applicable code(s) in case of conflicts. RCI projects will comply with:

STANDARDS FOR HOUSING AT RCI PROJECTS UPDATE # 4

(Continued)

- U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED-H) (Homes) capable of achieving a minimum "SILVER" rating system (excluding prerequisite credit EA1.1) and (LEED-NC) (New Construction) Neighborhood Community Center designs capable of achieving a minimum "SILVER" rating.
- Energy Star Certified (USEPA Energy Star Program) standards for residential appliances.

b. In the absence of clear local requirements, codes (Note 1), or standards, the RCI project team will determine the applicable code(s). The following is a list of codes to be used if this occurs:

- National Electric Code (NEC)
- National Fire Protection Association (NFPA) Code
- Fire Administration Authorization Act
- Uniform Federal Accessibility Standards (UFAS)
- Architectural Barriers Act
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- Applicable Unified Facilities Criteria Design
- General Building Requirements
- Department of Defense Anti-Terrorism Standards for Buildings (Unified Facilities Code (UCF), UFC 4-010-01, under Mil-Std-3007) The minimum standards should be applied to high-occupancy building types and to community centers (primary gathering buildings) and neighborhood centers where occupancy routinely exceeds 50 or more Department of Defense (DoD) personnel.
- ASTM International, formerly known as the American Society for Testing and Materials (ASTM)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Note 1. Supplement and modify these codes and standards by local codes as interpreted by the RCI project team and by local best practices. RCI projects must procure materials that contribute to a healthy environment for residents.

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(Continued)**

c. Many installations have published guidelines and construction standards (Installation Design Guides) that may exceed or differ substantially from local codes and standards. It is the Army's intent that installation practices and policies apply to RCI projects unless waived by appropriate installation authorities. If an installation guideline or standard appears unreasonable for an RCI project, and a consensus solution cannot be reached at the installation level, representatives from the Headquarters, Department of the Army may be consulted to help resolve the issue of conflicting standards.

d. Gross floor area (also gross square feet or GSF) is defined as the total area measured within the exterior faces of exterior walls or the center line of party walls between dwelling units. GSF includes both finished and unfinished spaces including stairways, but excluding: garages, carports, openings to the floor below, crawl spaces, unconditioned basements, floored attic areas below five feet of ceiling height, exterior bulk storage, trash enclosures, open or insect-screened porches, terraces, patios, decks, balconies and entrance stoops.

e. Usable floor area (also usable square feet or USF) is defined as the total area of a room measured within the interior face of perimeter walls, or the intended dividing line between distinct space uses such as the living room and the dining room and excluding closets. All interior space calculations should be in terms of USF.

f. A bathroom is defined as having a water closet, sink and a shower; however, all homes will have at least one bathroom with a bathtub and shower fixture (bathtub and shower may be combined). A half-bathroom or powder room is defined as having a water closet and sink.

g. Manufactured houses must never have had an axle. Manufactured homes are allowed subject to compliance with minimum construction standards and all applicable codes.

4. Projects not meeting one or more of the standards included in this document must request an exception to the standards from the ASA-IE&E (IH&P) in advance of the execution of the work. Forward requests from the RCI managing partner to the appropriate Army Installation/Headquarters manager and include as a minimum: the standard to be waived, the Garrison Commander's concurrence with the proposed waiver, cost analysis associated with meeting the standard and any mitigating circumstances. Waivers must be approved before changes can be made. Requests that state that the reason for the waiver is that materials have already been ordered or that the building is almost complete will not be looked upon favorably.

5. These new standards apply to all RCI projects as of the date of this memorandum unless the work is at 100% design or construction has already begun.

Army Standards for RCI Projects			
Condition	Renovation	New Construction	Condition
telephone and television outlets in family room, living room, kitchen and all bedrooms (construction standard)	Yes	Yes	None
hardwired for internet service (construction standard)	None	Yes	None
radon control if required (construction & renovation standard)	Yes	Yes	None
street address displayed on each unit (construction & renovation standard)	Yes	Yes	None
shut-off valve angle stops at all hot and cold water connections to fixtures (construction & renovation standard)	Yes	Yes	None
water piping in exterior walls, attics or crawl spaces is insulated in freezing conditions (construction & renovation standard)	Yes	Yes	None
no glued-down carpets (except ADA units) (construction, renovation & condition standard)	Yes	Yes	None
HVAC maintains indoor temperature within acceptable range in each room (condition standard)	None	None	Yes
sound attenuation between town homes or apartments (construction & renovation standard)	Yes	Yes	None
lighted entrance foyer with closet located adjacent to living room with access to other areas without passing thru living room.	Yes	None	None
hallways and stairways accommodate moving a queen-size box spring mattress	Yes	None	None
Housing Square Footage Requirements			
minimum of 3 bedrooms in all homes (construction standard)	Yes	Yes - when practical during renovations.	None
3 bedroom: 1,630 GSF* minimum		None	None
4 bedroom: 1,940 GSF* minimum	Yes	None	None
5 bedroom: 2,300 GSF* minimum		None	None
GFOQ Standards			
Executive Home (07 & 8) : 3300 max GSF*	Yes	Yes	None
Executive Home (09 & 10): 4,000 max GSF* 	Yes	Yes	None
*GSF - defined as total square footage minus mechanical room, exterior storage, and garage (s)			
Kitchen Appliances* and Amenities			
1 refrigerator w/ freezer and ice maker, 1 additional refrigerator / freezer (when practical)	Yes	Yes	None
1 cooktop / cooking range (6-burner), 1 dishwasher, 1 oven (double), 1 microwave oven, 1 garbage disposal	Yes	Yes	None
Countertops and flooring will be comparable to the local standard for a similar home			
* Kitchen Appliances for Special Command Positions (as designated in AR 420) include the following when practical:			
Commercial refrigerator, commercial dishwasher, commercial oven and a 6-burner cooktop / cooking range.	Yes	Yes	None