



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

DAIM-ZA

JUL 10 2012

MEMORANDUM FOR

Commander, United States Army Corps of Engineers (CEMP), 441 G Street NW,
Washington, DC 20314
Commander, Installation Management Command, 2405 Gun Shed Road, Fort Sam
Houston, TX 78234

SUBJECT: Revised Army Standard for Permanent Party Unaccompanied Enlisted
Personnel Housing (UEPH)

1. The enclosed revision to the Army Standard for UEPH supersedes the letters signed on 1 May 2003 and Korea provision signed on 19 March 2007. Only the Assistant Chief of Staff for Installation Management has authority to approve exceptions to this standard. Waivers from the Army Standard must be approved in accordance with AR 420-1.
2. The Army Standard is mandatory for Military Construction, Army projects in the FY15 program and beyond, and FY14 where feasible. Designs based on the Army Standard and the Army Standard Design Criteria will be developed consistent with MILCON Business Process.
3. Installation Status Report-Infrastructure and Real Property Planning and Analysis System methodologies will be updated to reflect the revised standard in coordination with the POCs listed below.
4. UEPH Facilities Design Team (FDT) co-chairs are: LTC James R. Harris, DCS G-1, james.r.harris28.mil@mail.mil, 703-692-5838; and Mr. Charles J. Huffman, OACSIM, DAIM-ISH, charles.j.huffman.civ@mail.mil, 571-256-9744. The UEPH USACE Center of Standardization FDT representative is: Mr. Carrol E. Harris, CESWF-EC-D, carrol.e.harris@usace.army.mil, 817-886-1773.

Encl
As


MICHAEL FERRITER
Lieutenant General, GS
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The Army Standard for Unaccompanied Enlisted Personnel Housing (UEPH)

Description:

A building or portion thereof that meets or exceeds those minimum standards for assignment as housing for unaccompanied permanent party personnel. This building type provides lodging for permanent party Soldiers.

CATEGORY CODE	DESCRIPTION
72111	Unaccompanied Enlisted Personnel Housing

Applicability:

- The Army Standard applies to Active, Reserve and National Guard Component facilities on Army Installations. (The Standard does not apply to the United States Military Academy Cadet Barracks).
- The Army Standard is mandatory for all construction projects effective in FY15 and beyond and FY14 where feasible.
- All USACE geographic districts shall incorporate the key mandatory design features described herein in close coordination with the USACE designated Center of Standardization (COS), for Unaccompanied Enlisted Personnel Housing.
- All Unaccompanied Enlisted Personnel Housing projects must be reviewed by the COS to ensure conformance with the Army Standard.

Waivers:

- Only the Assistant Chief of Staff for Installation Management has authority to approve exceptions to the Army Standard.
- Waivers from the Army Standard must be requested in accordance with the AR 420-1 and the Army Facilities Standardization Program Charter, latest edition.
- All waiver requests to the Army Standard require COS conflict resolution prior to submission by the Garrison Commander.
- Army Standard waiver request submissions must be received in sufficient time to allow completion of Facility Design Team review and development of recommendations or courses of action for the Army Facilities Standardization Committee to consider prior to implementation into project design.
- All Headquarters, Department of the Army (HQDA) approved waivers shall be documented in installation master plans thereby serving as the installations modified standards for the facility type affected.
- Late submissions and/or project delays are NOT sufficient stand alone justification for accelerated review or other dispensation to meeting the Army Standard contained herein.

THE ARMY CONSTRUCTION CRITERIA FOR (UEPH)

ITEM	MANDATORY CRITERIA
Configuration and Exterior Appearance	Garrison Commander discretion to make similar to private sector housing. Building configurations can include high-rise, mid-rise, low-rise, and/or garden style.
Energy and Sustainability	UEPH facilities shall be designed to meet energy and sustainable design and development requirements as established by Federal Law and Department of the Army policy.
Technical Design Criteria and Standards	Industry standards except where military standards are required to meet specific operational needs. Use appropriate methods and materials for occupancy to achieve economy.
Acquisition Method	Maximize use of design-build and explore other alternative acquisition procedures such as privatization.
Accessibility	UEPH facilities shall comply with the Americans with Disabilities Act (ADA) Accessibility Guidelines (ADAAG) for Buildings and Facilities. (the requirement is only for access to the building to the lobby area)
Private Operated vehicle (POV) Parking	POV parking space will be provided for IAW TI 800-01, Table 3-5.
Telephone and data outlets	<ul style="list-style-type: none"> • Telephone/Teletype, TV, and Internet capability shall be provided in each barracks room and living room. • Telecommunications infrastructure will meet Installation Information Infrastructure Architecture (I3A) and ANSI/TIA/EIA requirements. • Telecommunications lines will be underground from the installation's telecommunications system to the main distribution equipment located in the telecommunications equipment room. • Telecommunications outlets provided IAW the I3A technical guide. • Data outlets will be provided per the I3A technical guide based on functional purpose of the various spaces with the facility as modified by user special operational requirements.
Barracks and Support Spaces, Gross Area – Includes Soldier Community Facilities	Max 375 Gross Square Feet (GSF) per space, or max 395 GSF for barracks over 3-stories, or to meet site-specific requirements.
Module Configuration	2/1 Market Style (2/1M) – 2-bedroom module with a kitchen, one bathroom and a living room
Module Access	Barracks shall not have windows opening to an exterior corridor (balcony) or landing that is accessible to common traffic areas.

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ITEM	MANDATORY CRITERIA
Barracks Room, Net Area	Provide minimum 140 Net Square Feet (NSF) private sleeping area.
Barracks Room Closet, Net Area	Provide a minimum 32 NSF Closet.
Kitchen amenities in each Barracks Module	<ul style="list-style-type: none"> • Built-in upper cabinetry with convection microwave with exhaust hood. Built-in lower cabinetry with sink and cook top. • Space for full size refrigerator
Living Room	Provide a minimum 90 NSF Living Room for each apartment module.
Laundries	<ul style="list-style-type: none"> • Shared laundry room with at least one per floor. • Minimum ratios: 1 Washer per 8 occupants and 1 Dryer per 6 occupants.
Elevator	Elevator system provided when building is four-story or higher, and shall accommodate a mobile stretcher for medical emergencies.
Soldier Community Building (SCB)	Integrate community functions into barracks buildings.
Support Spaces	<ul style="list-style-type: none"> • Main Lobby with CQ Desk, Accessible Bathroom, Vending and recycle area. • The Garrison Commander has discretion to add support space for: Mail Access area; Mudroom (interior) or Boot Wash (exterior); or Activity/Dayroom. Adding optional support space will not increase programmed space requirements.

GUIDANCE

General Design Philosophy:

Specific MILCON Transformation Design Considerations:

- Maximize use of natural light so facilities remain usable during periods of lost utility support.
- Economy of construction is a design prerequisite.
- Facilities must be durable to withstand the rigors of multiple users.
- Pre-fabricated construction components and/or modular construction encouraged as long as facility durability standards are satisfied.

Emergency Notification System:

- Water temperature regulators
- Room temperature regulators
- UV filtration on windows
- Room Humidity Control

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Area Computations: Compute the “gross area” and “net area” of facilities in accordance with the following subparagraphs:

(1) Enclosed Spaces: The “gross area” is the sum of all floor spaces with an average clear height $\geq 6'-11"$ (as measured to the underside of the structural system) and having perimeter walls which are $\geq 4'-11"$. The area is calculated by measuring to the exterior dimensions of surfaces and walls.

(2) Half-Scope Spaces: Areas of the following spaces shall count as one-half scope when calculating “gross area”:

- Balconies
- Porches
- Covered exterior loading platforms or facilities
- Covered but not enclosed spaces, canopies, training, and assembly areas
- Covered but not enclosed passageways and walks
- Open stairways (both covered and uncovered)
- Covered ramps
- Interior corridors (Unaccompanied Enlisted Personnel Housing Only)

(3) Excluded Spaces: The following spaces shall be excluded from the “gross area” calculation:

- Crawl spaces
- Uncovered exterior loading platforms or facilities
- Exterior insulation applied to existing buildings
- Open courtyards
- Open paved terraces
- Uncovered ramps
- Uncovered stoops
- Utility tunnels and raceways
- Roof overhangs and soffits measuring less than 3'-0" from the exterior

face of the building to the fascia

(4) Net Floor Area: Where required, “net area” is calculated by measuring the inside clear dimensions from the finish surfaces of walls. If required, overall “assignable net area” is determined by subtracting the following spaces from the “gross area”:

- Basements not suited as office, special mechanical, or storage space
- Elevator shafts and machinery space
- Exterior walls
- Interior partitions
- Mechanical equipment and water supply equipment space
- Permanent corridors and hallways
- Stairs and stair towers
- Janitor closets
- Electrical equipment space
- Electronic/communications equipment space

Sustainability: Facility is designed to meet current sustainable development and design policy requirements as established by the Department of the Army. Sustainable design techniques should be considered as they relate to site design, site engineering, unit design, and unit engineering. See Army’s latest guidance for sustainability requirements.

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Furniture, Fixtures and Equipment (FF&E) Definition (per UFC 3-120-10, 5-1):

“The Furniture, Fixtures & Equipment Interior Design includes the design, selection, specification, color coordination and procurement documentation of the required items necessary to meet the functional, operational, sustainability, and aesthetic needs of the facility. The FF&E package will include placement plans, ordering and finish information on all freestanding furnishings and accessories, and cost estimates. The Interior Designer will select and specify colors, fabrics, and furniture finishes to coordinate with the Structural Interior Design (SID) interior finish materials. The selection of furniture style, function and configuration will be coordinated with the user/customer’s requirements. Examples of FF&E items are workstations, seating, files, tables, beds, wardrobes, draperies and accessories as well as markerboards, tackboards, and presentation screens. Secondary window treatments such as sheers, draperies, top treatments, and room-darkening shades are specified as required on a project-by-project basis and are usually included as part of the FF&E package. Criteria for furniture selection will include function and ergonomic considerations, maintenance, durability, sustainability, comfort and cost. Also, the designer may have to consider reuse of and coordination with existing furnishings.

The FF&E budget, the customer’s program requirements and the Furniture Footprint plans will be the basis for the FF&E Package. The designer will work directly with the using activity to assess their needs and develop a list of furnishings required for each space within the facility. The FF&E package will be developed and coordinated with the architectural design as is appropriate with the project delivery process and the FF&E acquisition strategy. Refer to Chapter 2 Interior Design Process.

Equipment not included in MILCON construction may or may not be included in the FF&E package, depending on the funding used. The user or user’s consultants may specify or provide specifications for specialized equipment. The Army and Air Force do not include equipment in their FF&E package. The Navy and Marines usually include equipment in their FF&E packages where appropriate.”

Cooking Facilities: Facility design should ensure sufficient space and hookups are provided for furnishings purchased. If the Garrison Commander prefers kitchenette design, the smallest refrigerator size should be limited to a 7.5 cubic foot refrigerator.

Site Amenities: Includes site amenities such as vehicle service yards, access drives, and exterior utilities.

Exterior Construction: Use sustainable, low maintenance finish materials.

Landscaping: Provide materials natural to the area to limit irrigation and maintenance. Landscaping design should provide an appearance similar to an apartment complex.

Utilities: Use underground utility distribution lines, where feasible.

Antiterrorism / Force Protection: Facility is evaluated for security requirements in accordance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, latest edition.

Bulk Storage (personal): Personal bulk storage is provided by the large closet in barracks room.

Compliance Threshold: The Army Standard may identify an Army regulation, technical guide or other written guidance as mandatory criteria. The Corps of Engineers Center of Standardization provides the first line technical compliance review. The Facilities Design Team in conjunction

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with the COS will resolve any issues where there may be conflicting, unclear or no compliance measurement threshold. Resolution may require senior leadership guidance 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.

Reference Criteria: The designs should use latest editions of the following design criteria:

- American with Disabilities Act and Architectural Barriers Act Accessibility Guidelines
- Uniform Federal Accessibility Standards (UFAS) Federal Standard 795
- IBC – International Building Code
- AR 405-70, Utilization of Real Property
- AR 420-1, Army Facilities Management
- ASHRAE 189.1, Standard for the Design of High-Performance Green Buildings
- DA PAM 415-28, Facility Guide To Army Real Property Category Codes
- UFC 1-200-01, General Building Requirements
- UFC 3-600-01, Design: Fire Protection Engineering for Facilities
- UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings
- UFC 4-023-03, Security Engineering: Design to Resist Progressive Collapse
- ETL 1110-3-491, Sustainable Design for Military Facilities
- USAISEC Technical Guide for Installation Information Infrastructure Architecture (I3A)
- ANSI/TIA/EIA-568-B Commercial Building Telecommunications Cabling Standard
- ANSI/TIA/EIA-569-B Commercial Building Standard for Telecommunications Pathways and Spaces