

UNIFIED FACILITIES CRITERIA (UFC)

PERMANENT PARTY UNACCOMPANIED HOUSING



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PERMANENT PARTY UNACCOMPANIED HOUSING

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U.S. ARMY CORPS OF ENGINEERS (Preparing Activity)

NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND

AIR FORCE CIVIL ENGINEER CENTER

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FOREWORD

The Unified Facilities Criteria (UFC) system is prescribed by MIL-STD 3007 and provides planning, design, construction, sustainment, restoration, and modernization criteria, and applies to the Military Departments, the Defense Agencies, and the DoD Field Activities in accordance with [USD \(AT&L\) Memorandum](#) dated 29 May 2002. UFC will be used for all DoD projects and work for other customers where appropriate. All construction outside of the United States, its territories, and possessions is also governed by Status of Forces Agreements (SOFA), Host Nation Funded Construction Agreements (HNFA), and in some instances, Bilateral Infrastructure Agreements (BIA). Therefore, the acquisition team must ensure compliance with the most stringent of the UFC, the SOFA, the HNFA, and the BIA, as applicable.

UFC are living documents and will be periodically reviewed, updated, and made available to users as part of the Military Department's responsibility for providing technical criteria for military construction. Headquarters, U.S. Army Corps of Engineers (HQUSACE), Naval Facilities Engineering Systems Command (NAVFAC), and Air Force Civil Engineer Center (AFCEC) are responsible for administration of the UFC system. Technical content of UFC is the responsibility of the cognizant DoD working group. Defense Agencies should contact the respective DoD Working Group for document interpretation and improvements. Recommended changes with supporting rationale may be sent to the respective DoD working group by submitting a Criteria Change Request (CCR) via the Internet site listed below.

UFC are effective upon issuance and are distributed only in electronic media from the following source:

- Whole Building Design Guide website <https://www.wbdg.org/dod>.

Refer to UFC 1-200-01, *DoD Building Code*, for implementation of new issuances on projects.

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CHAPTER 1 INTRODUCTION

1-1 BACKGROUND.

FC 4-721-10N was originally drafted by the Department of the Navy as the basic design criteria guidance for Unaccompanied Housing (UH) for the Navy and the Marine Corps. This FC was the basis for this UFC. National Defense Authorization Act (NDAA) 2024 Subtitle C – Covered Military Unaccompanied Housing Reforms, Section 2831- Design Standards for Covered Military Unaccompanied Housing required the Secretary of Defense establish uniform design standards for the Military Departments (MilDep). The law also states that the criteria of design in this document cannot be waived.

1-2 PURPOSE AND SCOPE.

This UFC establishes minimum UH design standards that must be followed for new military construction (MILCON) and Sustainment, Restoration, and Modernization (SRM) projects.

1-3 APPLICABILITY.

This UFC follows the same applicability as UFC 1-200-01, paragraph 1-3, except for 1-3.3 Waivers and Exemptions.

1-4 GENERAL BUILDING REQUIREMENTS.

Comply with UFC 1-200-01, *DoD Building Code*. UFC 1-200-01 provides applicability of model building codes and government unique criteria for typical design disciplines and building systems, as well as for accessibility, antiterrorism, security, high performance and sustainability requirements, and safety. Use this UFC in addition to UFC 1-200-01 and the UFCs and government criteria referenced therein.

1-5 CYBERSECURITY.

All facility-related control systems (including systems separate from a utility monitoring and control system) must be planned, designed, acquired, executed, and maintained in accordance with UFC 4-010-06, and as required by individual Service Implementation Policy.

1-6 GLOSSARY.

Acronyms, abbreviations, and terms are contained in the consolidated UFC Glossary.

1-7 REFERENCES.

The publication date of the code or standard is not included in this document. Unless otherwise specified, the most recent edition of the referenced publication applies. Refer to UFC 1-200-01, for the applicable publication date for International Building Code®.

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Refer to UFC 1-200-02, for the applicable publication date for ASHRAE Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings.

CHAPTER 2 PLANNING

2-1 PLANNING CONSIDERATIONS.

Chapter two provides requirements and information for planning and programming DoD UH facilities and the supporting infrastructure. The programming of facility square footage is different for every project depending upon the bed spaces required as well as unique factors regarding each Installation. Consider local requirements concerning building programs, design criteria, technical systems, and the adequacy of existing facilities to meet current and future needs.

2-2 MINIMUM CONFIGURATION AND PRIVACY STANDARDS.

Table 2-1 below provides the minimum configuration and privacy standards that all MilDeps must follow.

Table 2-1 Minimum Configuration and Privacy Standards

Pay Grades	MINIMUM ADEQUACY STANDARDS FOR PERMANENT PARTY PERSONNEL
01 and above, WO and above, and E7-E9	Private unit with living room, bedroom, kitchen and bathroom, with a minimum of 118 Net Square Feet (NSF) in the bedroom.
E5-E6	Shared unit with a living room: Private bedroom with 118 NSF, bathroom shared with not more than one other, and a kitchen.
	Shared unit without a living room: Private bedroom with 135 NSF, bathroom shared with not more than one other, and a kitchenette.
E1-E4	Shared unit with a living room: Shared bedroom with not more than one other and with a minimum of 72 NSF for each person, bathroom shared with not more than one other, and a kitchen.
	Shared unit without a living room: Shared bedroom with not more than one other and a minimum of 90 NSF for each person, bathroom shared with not more than one other, and a kitchenette.
Requirements.	<ol style="list-style-type: none"> 1. A kitchen or community kitchen must have at a minimum a sink, a refrigerator, an oven and cooktop (or stove), storage cabinet and countertops for food preparation. 2. A kitchenette in a facility built prior to 2014 must have at a minimum a microwave, a refrigerator and a sink located in the unit, separate from the bathroom. If there is no sink in the member's unit, then a community kitchen with a sink must be available. 3. A kitchenette in a facility built in 2014 or later must have at a minimum a microwave, a refrigerator, a sink located in the unit, separate from the bathroom, storage cabinets and countertop space.

2-3 FACILITY FUNCTIONS.

2-3.1 Building Common Areas.

Building Common Areas are spaces within the building that are not included within the service member's room module. Examples of these spaces include: entrance, laundry, bulk storage, utility space, circulation space, multipurpose space, vending areas, public toilets, supply storage rooms, recycling collection space, and administration area.

- Allowances for Common Areas vary depending upon the building programming and configuration used.

2-3.2 Recreation and Community.

Recreation and Community Areas are outdoor activity areas. When providing sand volleyball courts and full basketball facilities or other appropriate amenities, include lighting for evening use. Locate these recreational functions to reduce interference with other functions on and near the site. Shelter or screen both active and passive recreational facilities to temper wind and other climate elements. When programmed, provide horseshoe pits or other recreational activities, as well as tables, benches, appropriate lighting for safety and evening recreational activities, and appropriate plant materials.

2-3.3 Accessibility.

The main building entrance on the ground level and at least one emergency egress, designed in accordance with Architectural Barriers Act (ABA) requirements. Provide ABA clearances and door accesses in the building main entry/vestibule being used by visitors. Provide a handicapped accessible drinking fountain and a minimum of one unisex, ABA accessible restroom. If a Charge of Quarters (CQ) Desk is part of the project, provide an ABA compliant counter for visitors. For Air Force projects that include a Community Activity Space and/or Community Passive Space on the first floor, provide an ABA compliant door opening system. No additional accommodations are necessary to comply with ABA.

2-4 STANDARDS FOR SUSTAINMENT, RESTORATION, AND MODERNIZATION.

Restoration and Modernization (RM) projects must be executed in accordance with the current version of applicable MilDep's policy and criteria.

- Air Force projects use the Department of the Air Force Instruction (DAFI) 32-6000, Housing Management https://static.e-publishing.af.mil/production/1/af_a4/publication/afi32-6000/afi32-6000.pdf, and the Air Force Permanent Party Enlisted Dormitory Design Guide <https://www.wbdg.org/airforce/prototypes-standard-designs/permanent-party-enlisted-dormitory>.

- Navy projects use OPNAVINST 11010.20
<https://www.secnav.navy.mil/doni/Directives/11000%20Facilities%20and%20Land%20Management%20Ashore/11-00%20Facilities%20and%20Activities%20Ashore%20Support/11010.20J.pdf>.
- Army projects use G-9 Memo: Restoration and Modernization (RM) Design Guidance for Permanent Party Unaccompanied Housing for E1-6s (Category Code (CATCD) 72111).

2-5 STANDARD DESIGN DATA & MAXIMUM ALLOWABLE GROSS BUILDING AREA CALCULATION.

The total gross building area of UH facilities encompass all spaces, including room modules, common areas, circulation spaces, and service areas. Table 2-2 provides references to the maximum allowable areas per service member.

Table 2-2 MilDep Specific Locations

MilDep	Standard Design Data & Maximum Allowable Gross Building Area Calculation
Navy & Marine Corps Barracks	Facilities Planning criteria for Navy/Marine Corps shore installations, refer to FC 2-000-05N: https://www.wbdg.org/dod/ufc/fc-2-000-05n
Army Barracks	Reference Approved Army Standard: https://mrsi.erdc.dren.mil/cos/swf/ueph/
Air Force Dormitories	Reference Department of the Air Force Manual (DAFMAN) 32-1084 https://www.wbdg.org/airforce/manuals/afman-32-1084

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CHAPTER 3 GENERAL DESIGN CRITERIA

3-1 SCOPE.

This Chapter is applicable to New Construction and Restoration & Modernization UH projects. Redesign and renovation project teams must apply sections relevant to the scope of work for their project. This Chapter does not repeat UFC requirements found in UFC 1-200-01 and the required Core UFCs.

3-2 PARKING.

Provide standard parking spaces for 70% of the resident capacity.

3-3 BUILDING DESIGN.

Design buildings that will make arrival and movement by users through them orderly and clearly understandable. Use circulation to organize and zone activities and to promote physical security. For construction materials and maintenance criteria, select systems, materials and finishes to provide long life cycles, suited for high use areas and easy maintenance using a minimum of a 50-year life cycle.

- Provide a single public entrance to the building and to different functional areas within the building.
- Provide a weather protected entrance vestibule with two sets of doors. The first exterior door must not be secured. The second door set must be capable of securing access to the building.

3-4 ARCHITECTURAL CHARACTER AND SCALE.

Most military installations have published exterior architectural guidelines that contain criteria relative to achieving, maintaining, and emphasizing a positive exterior visual environment. Follow the design guidance contained in these documents within the project funding constraints. In the absence of such guidelines, design facilities to harmonize with the character of existing facilities considered historically or architecturally significant to the area.

Design the architectural character of the facility in context with its surroundings and relate not only to the immediate site and adjacent buildings, but also to the Installation itself.

3-5 ACOUSTICS.

Careful attention to acoustic design is required for UH to ensure a high degree of privacy for residents. Design to meet acoustic requirements structurally rather than using applied finishes. Do not compromise the acoustical integrity of wall, floor, or ceiling assemblies with electrical outlets, or mechanical ducts.

3-6 LOCKS.

All door locks will comply with MilDep requirements. The MilDep requirements will specify locations for electronic locks and mechanical key/tumbler locks. This requirement supersedes UFC 4-021-02, Electronic Security Systems, specifically for Permanent Party Unaccompanied Housing.

3-7 DOORS.

Room module entry doors entering from a corridor must include a functional peep hole.

3-8 WINDOWS.

Place windows to prevent illicit entry accomplished by reaching adjacent entry door hardware. For exterior corridor configurations, where windows are likely to be kept covered for privacy, higher fenestration with a separate covering mechanism is recommended to allow light to enter the room while maintaining privacy at eye level. In general, size glazed openings to approximately 30% window to wall ratio to provide day light. Occupants must be able to open a minimum of one window within the room module, subject to code compliance and must have insect screens. Any operable window must include a functioning lock. Operable windows are encouraged within all sleeping and living areas as well, subject to code compliance. Ensure glazing requirements are met for hurricane prone regions and for Antiterrorism Standards.

3-9 BALCONY.

Refer to MilDep specific guidance.

3-10 LIGATURE RESISTENT FEATURES.

Integrate ligature-resistant elements in a manner to preserve a residential appearance that encourages occupant wellness. Provide spaces that minimize potential ligature points within room modules and common areas. Avoid exposed piping, conduit, or ducting in common areas, such as corridors, stairwells, and dayrooms. Reduce or eliminate ligature points on stairwell rails where technically practicable. Prioritize the design of anti-ligature elements and features that can be easily integrated through thoughtful architectural detailing. De-prioritize the specification of fixtures and products that disrupt the residential appearance.

To the greatest extent possible while maintaining a residential aesthetic, use sloped, rounded, or recessed profiles on fixtures and fittings, including concealed or continuous door hinges and closers.

3-11 INTERIOR DESIGN.

Windows in the sleeping room must have room darkening (black-out) window shades designed to eliminate all visible light gaps when shades are fully closed.

3-12 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC).

HVAC systems using Class A2L (flammable) refrigerants must keep all refrigerant lines and containment vessels (i.e., heat exchangers) exterior to the occupied spaces.

3-13 VENTILATION AND MOISTURE MITIGATION.

Consideration should be given to all components of natural and mechanical ventilation to provide a system which is adequately sized and easily maintained to avoid excessive indoor moisture, mold growth, and poor indoor air quality. Bathroom exhaust fans must be interlocked with the light switch or run in continuous operation.

3-14 PLUMBING.

In addition to the requirements of UFC 3-420-01, Plumbing Systems provide the following:

- Provide hot and cold water to public toilets, room module bathrooms, kitchens, janitor closets, and laundry rooms.
- Provide shutoff valves at all fixtures.
- Provide hose bibs on exterior walls of each building at 100-foot intervals; in trash rooms and near rooftop mechanical units; frost-free as dictated by climatic conditions. Provide floor drains in all janitor closets, laundry rooms, public restrooms, and trash rooms.
- Provide a drinking fountain(s) with cooler for interior public areas. Include water bottle filling features.
- Provide one Service Sink per floor.

3-15 CEILING FANS.

For new construction, ceiling fans are required in bedrooms and living rooms. When the room module is an efficiency with a combined bedroom and living room, provide one fan for the space. For major renovations, ceiling fans are encouraged where ceiling heights and existing conditions permit installation. Coordinate luminaires integrated into ceiling fans and ceiling fixtures to eliminate strobing.

3-16 POWER.

Provide electrical receptacles appropriately adjacent to television, telephone and computer data outlets. Provide duplex outlets in the compact kitchen or service areas. Provide a service panel located within the Unit or Room.

3-17 EMERGENCY POWER.

Emergency power is not authorized in UH.

3-18 INFORMATION AND COMMUNICATIONS SERVICE.

Provide in each Unit/Room a permanently installed conduit raceway system, supporting future needs of telecommunication systems. Provide a minimum of one data outlet for each bedroom and one for each living room, located for flexibility and easy furniture access. Most UH facilities will receive wireless internet service from service-wide contracted provider; coordinate to provide ample equipment space to meet the needs of this service. Infrastructure for Wi-Fi wireless access points must be provided and includes boxes, conduit with pull strings, cable trays and cabinets that must conform to applicable criteria.

3-19 CABLE TELEVISION (CATV).

Refer to MilDep specific guidance.

3-20 INTRUSION DETECTION/MONITORING SYSTEM (IDS).

Provide infrastructure including conduit with pull strings and boxes for future installation of Intrusion Detection/Monitoring (IDS) systems that can cover building entrances/exits, entrance/elevator lobbies and hallways. Provide an appropriate location for a "stand-alone" card station.

3-21 VIDEO SURVEILLANCE SYSTEM (VSS).

Provide conduit systems with pull strings and outlet boxes to accommodate later installation of a monitoring system as part of all new construction. System to include all common areas such as hallways, lobbies, lounges, classrooms/special use rooms, common kitchens, game rooms, laundry rooms, vending areas, stairwells (interior and exterior), elevators, entrances and exits, building exterior and additional areas/facilities adjacent to the UH facility.

3-22 GENERAL SPACE REQUIREMENTS FOR UH FACILITIES.

3-22.1 Public Toilet.

Located at main entry level, provide a minimum of one unisex, ABA accessible restroom.

3-22.2 Multi-Purpose Space.

In accordance with Table 4-1, provide 8 NSF per resident. Multi-Purpose space is allowed to be located throughout the building. Refer to Note 8 in Table 4-1.

3-22.3 Vending Area.

Refer to MilDep specific guidance.

3-22.4 Linen/Housekeeping.

Refer to MilDep specific guidance.

3-22.5 Elevators.

Refer to MilDep specific guidance for when elevators are required.

3-22.6 Circulation.

Design interior corridors to emphasize each quarter's entrance, and to de-emphasize length or "tunnel vision." Size the corridor to provide a minimum clear width to accommodate two persons with suitcases, and a base minimum of 5 feet. Ensure that exterior walkways have non-slip surfaces and drain away from the building.

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CHAPTER 4 CONSTRUCTION STANDARDS

4-1 MINIMUM REQUIREMENTS.

This Chapter provides the minimum requirements for UH Construction Standards for Junior Enlisted Permanent Party Services Members and is the minimum requirement for both new construction and major renovations. Table 4-1 Minimum Requirements Matrix below is from the DoD Design Standards for Unaccompanied Housing.

Table 4-1 Minimum Requirements Matrix

Room Type / Unit Type	Efficiency (See Note 2)	1-Bedroom (See Note 3)	2-4 Bedrooms (See Note 4)
Bedroom	170 NSF	72 NSF per resident	
Closet	12 NSF	12 NSF per resident	
Bathroom (See Note 5)	35 NSF		
Living Room	See Bedroom	70 NSF per resident	140 NSF
Kitchenette (See Note 6)	40 NSF	40 NSF	45 NSF
Laundry	In-room (washer/Dryer) or community (1 washer/2 dryers for every 15 residents)		
Community Kitchen (See Note 7)	1 Kitchen per every 150 residents		
Multipurpose Space (See Note 8)	A minimum of 8 NSF per resident		
Parking	70% of total bed spaces		
Notes:			
1. Military Departments may exceed Net Square Footage minimums as requirements dictate.			
2. Efficiency Unit: Combination living room, and bedroom, kitchenette bathroom. /1/			
3. 1-BR: Separate living room and bedroom, kitchenette, bathroom.			
4. 2-BR or 4-BR: Separate living room, two bedrooms with one bathroom, four bedrooms with two bathrooms, kitchenette.			
5. Bathroom must have as a minimum of a shower and a toilet.			
6. Kitchenette must have a microwave, refrigerator, countertop space, storage cabinets, sink with hot and cold water.			
7. Facilities with kitchens as defined by Table 2-1. Requirements. Note 1. in the units are also required to have one community kitchen per building.			
8. Multipurpose space may include any communal areas, such as common laundries, communal kitchen, and area around CQ desk.			

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CHAPTER 5 HABITABILITY STANDARDS

5-1 HABITABILITY STANDARDS REQUIREMENT.

The NDAA for Fiscal Year 2024 (FY24) (Public Law 118-31), December 22, 2023, amended Title 10, United States Code, by inserting Section 2856b, which directs the Secretary of Defense to develop uniform minimum habitability standards for covered military unaccompanied housing. This Chapter establishes the policy standards to the Military Departments to implement section 2832 of the FY2024 NDAA requiring the establishment of habitability standards.

Apply requirements of Appendix A - Habitability Standards to PP UH located on a military installation under the Secretary of Defense's jurisdiction.

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APPENDIX A HABITABILITY STANDARDS

A-1 HABITABILITY STADARDS.

A-1.1 System Monitoring Capability and Instrumentation.

The standards set forth in Table A-1 Inspection Parameters apply to all PP UH located on military installations under the Secretary’s jurisdiction.

Table A-1 Inspection Parameters

Category	Parameter	Standard	Testing Frequency	Priority
Condition	Structural (facility and room)	Structurally sound in accordance with UFC 1-200-01 General Building Requirements.	- Upon assignment, - In response to complaints, - IAW each Military Department’s procedures for inspection.	Emergency.
Condition	Plumbing (facility and room)	Operational in accordance with UFC 1-200-01 General Building Requirements.	- Upon assignment, - In response to complaints, - IAW each Military Department’s procedures for inspection.	Emergency.
Condition	Electric (facility and room)	Operational and in accordance with UFC 1-200-01 General Building Requirements; meets required demand.	- Upon assignment, - In response to complaints, - IAW each Military Department’s procedures for inspection.	Emergency.
Condition	Heating and Cooling (facility and room)	Operational in accordance with UFC 1-200-01 General Building Requirements.	- Upon assignment, - In response to complaints, - IAW each Military Department’s procedures for inspection.	Emergency/Urgent based on environmental conditions.
Condition	Laundry	Operational in accordance with UFC 1-200-01 General Building Requirements.	- Upon assignment, - In response to complaints, - IAW each Military Department’s procedures for inspection.	Routine (can be mitigated through other means).
Health	Particulate Matter (PM) 2.5 (Aim to limit indoor exposure from outdoor PM 2.5 infiltration)	EPA: 35 µg/m3 (USA outdoor exposure level standard based on 24-hr exposure) or (if overseas) host country standard, if host country standard is stricter than US EPA standard. When outdoor PM2.5 levels exceed EPA recommended guidelines or host country standards, proper mitigation strategies will be followed to minimize indoor exposure. .	- In response to complaints, - IAW each Military Department’s procedures.	Routine.
Health	PM 10 (Aim to limit indoor exposure from outdoor PM 10 infiltration)	EPA: 150 µg/m3 (USA outdoor exposure level standard based on 24-hr exposure) or (if overseas) host country standard, if host country standard is stricter than US EPA standard. When outdoor PM10 levels exceed EPA recommended guidelines or host country standards, proper mitigation strategies will be followed to minimize indoor exposure.	- In response to complaints, - IAW each Military Department’s procedures.	Routine.

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Category	Parameter	Standard	Testing Frequency	Priority
Health	Visible Mold	Zero visible mold.	- Upon Assignment, - In response to complaints, - IAW each Military Department's procedures for inspection, - Continuously.	Urgent
Health	Lead-Based Paint	Compliant with DoD Policy on Environmental Hazard Mitigation; zero peeling.	- Upon Assignment, - In response to complaints, - IAW each Military Department's procedures for inspection, - Continuously.	Urgent
Health	Radon	EPA: Action Level 4 pCi/L.	- In response to complaints, - IAW each Military Department's procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, IAW each Military Department's procedures (UFC 3-101-01).	Routine.
Health	Formaldehyde	0.008 ppm (Centers for Disease Control & Prevention Agency for Toxic Substances Disease Registry). Building materials must meet the emission standards set forth in 15 U.S.C. 2697(b)(2).	- Prior to building acceptance post-construction and after major renovation before residents move in, - IAW each Military Department's procedures, - As needed due to a complaint, IAW each Military Department's procedures.	Routine
Health	Methylene Chloride	0.3 ppm (Centers for Disease Control & Prevention Agency for Toxic Substances Disease Registry) Construction materials will be certified no- or low-VOC.	- In response to complaints - IAW each Military Department's procedures	Routine
Health	Asbestos	Compliant with DoD Policy on Environmental Hazard Mitigation; zero exposed asbestos.	- Upon Assignment, - In response to complaints, - IAW each Military Department's procedures for inspection, - Continuously.	Urgent
Health	Rodents/ Pests	Room free of rodents/pests; facility does not have an infestation of rodents/pests.	- Upon Assignment, - In response to complaints, - IAW each Military Department's procedures for inspection, - Continuously.	Urgent
Environmental Comfort	Carbon Dioxide	ASHRAE 62.1: Indoor concentration: ≤ 700 ppm above outdoor air level (outdoor concentration levels are typically 300-500 ppm).	- In response to complaints, - IAW each Military Department's procedures.	Routine.
Safety & Health	Carbon Monoxide (CO)	Every dwelling unit must have at least one functioning CO alarm on every habitable floor and outside each separate sleeping area, in the immediate vicinity of every bedroom if there is a source of CO in the building. In the event a CO alarm sounds, the cause of the alarm condition must be identified and corrected.	- Continuously, - Prior to building acceptance post-construction and after major renovation before residents move in, IAW each Military Department's procedures.	Emergency.

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Category	Parameter	Standard	Testing Frequency	Priority
Environmental Comfort	Temperature Range	ASHRAE 55: 68 to 75 degrees Fahrenheit (°F) (winter) and 72 to 80 °F (summer) for human comfort level.	<ul style="list-style-type: none"> - Temperature ranges will be continuously maintained in occupied units, - Prior to building acceptance, post-construction and after major renovations before residents move in, - In response to complaints, - IAW each Military Department's procedures 	Urgent
Environmental Comfort	Relative Humidity	EPA: 30-60% (< 60% to minimize the potential for mold growth).	<ul style="list-style-type: none"> - Humidity ranges will be continuously maintained in occupied units, - Prior to building acceptance post-construction and after major renovation before residents move in, - IAW each Military Department's procedures, - In response to complaints. 	Urgent
Environmental Comfort	Odor	Facility and room are free from pungent/offensive odors.	<ul style="list-style-type: none"> - Upon Assignment, - In response to complaints, - IAW each Military Department's procedures for inspection. 	Routine
Environmental Comfort	Ventilation Parameters	<ul style="list-style-type: none"> - UFC 1-200-01 General Building Requirements, - New unit ventilation systems designed to use \geq Minimum Efficiency Reporting Value (MERV) 11 filters, - Use \geq MERV 8 filters if system is not designed for MERV 11 filters, - Bathroom exhaust fans connected with humidity sensor (where necessary), must run continuously or be automatically connected with light switch, - Fan will be vented IAW ASHRAE 62.1 requirements, - Fan noise will adhere to UFC noise guidelines. 	<ul style="list-style-type: none"> - Prior to building acceptance post-construction and after major renovation before residents move in, - In response to complaints, - IAW each Military Department's procedures. 	Routine
Environmental Comfort	Lighting	In accordance with UFC 1-200-01 General Building Requirements and can be controlled by the user.	<ul style="list-style-type: none"> - Upon assignment, - In response to complaints, - IAW each Military Department's procedures for inspection. 	Routine
Environmental Comfort	Blackout Curtains	Functional; limit exterior light Infiltration.	<ul style="list-style-type: none"> - Upon assignment, - In response to complaints, - IAW each Military Department's procedures for inspection. 	Routine
Environmental Comfort	Noise	The maximum background noise level for bedrooms in a dwelling unit is 35 decibels (dB).	<ul style="list-style-type: none"> - Prior to building acceptance post-construction and after major renovation before residents move in, - IAW each Military Department's procedures, - In response to complaints. 	Routine

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Category	Parameter	Standard	Testing Frequency	Priority
Safety	Carbon Monoxide & Carbon Dioxide (where warranted) Alarms	NFPA 72 (minimum of 1 functioning carbon monoxide (CO) alarm on every habitable floor & outside each separate sleeping area within immediate vicinity of every bedroom; in the event CO alarm sounds, the cause of the alarm condition shall be identified and corrected); see also state codes, as applicable.	-Alarms perform continuous Monitoring, - Alarms will be tested prior to building acceptance post-construction and after major renovation before residents move in, -In response to complaints, IAW each Military Department's procedures.	Emergency
Safety	Emergency Egress	Functional building emergency egress plan posted in a visible location for all residents; unblocked egress.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in.	Emergency
Safety	Fire Detection/ Smoke Detectors	Functional fire detection systems/smoke detectors in room and facility; in accordance with UFC 1-200-01 General Building Requirements.	- Alarms perform continuous Monitoring, - Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, - In response to complaints, IAW each Military Department's procedures.	Emergency
Safety	Fire Sprinklers/Fire Suppression Systems	Functional fire sprinklers/fire suppression systems in room and facility; in accordance with UFC 1-200-01 General Building Requirements.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in.	Emergency
Safety	Handrails	Handrails securely attached.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, - In response to complaints.	Urgent
Safety	Peep Holes in Door	Functional peep hole in door.	- Upon Assignment, - In response to complaints, - IAW Military Department procedures.	Routine
Security	Exterior Lighting	Functional exterior lighting.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, - In response to complaints.	Routine
Security	Locks on Exterior and Interior Doors	Functional locks on exterior and interior doors.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, - Upon Assignment, - In response to complaints.	Urgent

Category	Parameter	Standard	Testing Frequency	Priority
Security	Locks on Windows	Functional locks on windows.	- Routine inspection IAW Military Department procedures, - Prior to building acceptance post-construction and after major renovation before residents move in, - Upon Assignment, - In response to complaints.	Routine
Security	Locks on Closet	Functional lock on closet.	- Upon Assignment, - In response to complaints, - IAW Military Department procedures.	Routine

A-1.2 Priority Categories.

The following list provides the requirements for each priority category listed in Table A-1. above.

- **Emergency:** Respond within one hour to address emergency issues. Resolve the emergency portion of the maintenance work order and downgrade or close, as appropriate, the work order within 24 hours.
- **Urgent:** Provide the customer with a receipt confirming the work order within eight (8) hours and include appropriate details on how to monitor work order status. Resolve urgent maintenance work within seven calendar days.
- **Routine:** Provide the customer with a receipt confirming the work order within 24 hours and include appropriate details on how to monitor work order status. Resolve routine maintenance work within thirty calendar days.

A-2 CONSEQUENCE MANAGEMENT.

A-2.1 Responsibilities.

The MilDeps will develop guidance to implement this policy at all installations under their jurisdiction and will program resources to achieve and maintain the standards set forth in Table C-1. The MilDeps will determine appropriate staff, requisite training and qualifications, and inspection tools necessary to ensure safe and habitable conditions for residents.

MilDep guidance will make installation personnel responsible for monitoring the parameters set forth in Table A-1, in accordance with Department policy. When the standards set forth in Table A-1 are violated, installation personnel will:

- Document findings from routine inspections, resident complaints, and monitoring, including results obtained after mitigation measures have been taken.
- Implement a communication plan when standards are violated.

- Notify the Installation Commanding Officer (ICO) of the situation and actions taken to conform unit conditions to the applicable standards.
- Notify all affected residents of the expected resolution timeline and any updates via email or other standard communication methods.

A-2.2 Mitigation and Relocation.

Military Department guidance will require ICOs to create mitigation plans that reduce or eliminate the impact of standards violations. Installation-wide or large-scale violations, such as those caused by power outages, are outside the scope of this document.

Deviation from the standards set forth in Table C-1 will require routine, urgent, or emergency action. Deviations requiring routine action must have mitigation begin within 24 hours and resolution within 30 working days. Deviations requiring urgent action must have mitigation begin within 8 hours of notification and resolution within 7 working days. Deviations requiring emergency action must have mitigation begin within 1 hour and resolution or downgrade to a lower parameter within 24 hours.

When relocation of residents is required, military housing office personnel will be in continuous communication with the ICO, Facilities Maintenance, Occupational and Environmental Health Personnel, and affected tenant commands. Determining factors for relocation are time sensitive to restore parameters to compliance with applicable standards, including availability and location of alternate quarters.

If mitigation efforts are unsuccessful, military housing office personnel will initiate temporary or permanent relocation of affected residents to other UH units or other government quarters with acceptable parameters.