



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

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MEMORANDUM FOR SEE DISTRIBUTION

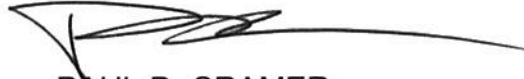
SUBJECT: Development, Construction and Renovation Standards for Residential Communities Initiative (RCI) Family Housing Program - Update #5. Clarification of Minimum Fire Protection Requirements

1. This memorandum clarifies fire protection standards required by the Construction/Renovation and Condition Standards for Residential Communities Initiative (RCI) Family Housing Program Policy – Update #5, dated 23 Oct 18. The development planning, new construction and renovation standards apply to all RCI homes as of the date of this memorandum.
2. APPLICABLE CODES. Within the current Army Policy, Development, Construction and Renovation Standards for Residential Communities Initiative (RCI) Family Housing Program – Update #5, dated 23 Oct 18, add to minimum standards as follows: 3.b.18) Unified Facilities Criteria (UFC) 3-600-01 is applicable to public-private partnership housing projects.
3. NEW CONSTRUCTION. The sprinkler requirements in UFC 3-600-1 apply to all family housing, including RCI: Automatic fire sprinkler systems are required in all newly constructed homes including one- and two-family dwelling units.
4. ADDITIONS OR ALTERATIONS. RCI Family Housing projects exceeding 50 percent of the replacement cost will follow requirements in UFC 3-600-01, paragraph 34-6 and must bring the entire building into compliance with new construction code requirements. This include automatic fire sprinkler systems requirements for one- and two-family homes regardless of whether or not the existing buildings are already provided with an automatic residential sprinkler system.
5. POLICY EXEMPTIONS. For any exemptions, requirements stipulated per UFC 3-600-01, paragraph 1-9 must be demonstrated and met prior to submitting the waiver to the Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) for final approval.

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6. POC for this policy is Mr. Scott Chamberlain at scott.chamberlain.civ@mail.mil or (703) 614-5286.



PAUL D. CRAMER
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