



**DEPARTMENT OF THE NAVY**  
**NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND**  
**1322 PATTERSON AVENUE, SE SUITE 1000**  
**WASHINGTON NAVY YARD DC 20374-5065**

11000  
CHENG/051

From: Chief Engineer, Naval Facilities Engineering Systems Command

Subj: INTERIM TECHNICAL GUIDANCE (ITG) FY23-03 – BUILDING AREA  
CALCULATION METHODOLOGY FOR NAVY AND MARINE CORPS  
UNACCOMPANIED HOUSING

Ref: (a) FC 2-000-05N Facility Planning Criteria for Navy and Marine Corps Shore Installations, 13 Feb 23  
(b) FC 4-721-10N Navy and Marine Corps Unaccompanied Housing, 19 May 22  
(c) NAVFAC Asset Management Planning Criteria Change Notice, Issue No.: 2022.3 Enlisted Unaccompanied Personnel Housing (721-11), Student Housing (721-14), and Recruit Barracks (721-15), 18 Apr 23  
(d) UFC 1-200-01 DOD Building Code, with change 1, 24 Feb 2023; 01 Sep 22

1. Purpose. This ITG allows Navy and Marine Corps unaccompanied housing building area calculations to use the methodology from the version of references (a) and (b) that were valid at issuance of the Program Final DD Form 1391 submission.

2. Background. The current version of references (a) and (b) calculate circulation area at a rate of 100 percent floor area, rather than a rate of 50 percent floor area as in previous versions. This change affects projects that were programmed under the prior methodology, which would have less allowable gross area than those programmed under the new criteria.

3. Discussion. Facility Criteria are effective upon issuance for projects as noted in reference (d). Reference (b) and (c) have revised gross building area metric and calculation methodology which are not reflected in FY24 program and impacting prior unaccompanied housing projects. This ITG will align applicable area calculation methodology with the Program Final DD Form 1391 submission date.

4. Applicability. This ITG is applicable to FY24 and prior Navy and Marine Corps unaccompanied housing projects, where submission of the Program Final DD Form 1391 occurred prior to publication of reference (b) and contain the following category codes listed in reference (c).

- a. 721-11 Enlisted Unaccompanied Personnel Housing
- b. 721-14 Student Housing
- c. 721-15 Recruit Barracks

5. Action.

a. When calculating gross building area of applicable circulation area, count the following as 50 percent per floor:

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(1) Balconies and exterior covered areas over 21.5 square feet, measured from the face of the enclosure wall to the edge of the covered area;

(2) Stairs and stairwells;

(3) Elevators and shafts;

(4) Chases used for mechanical, electrical or plumbing; and,

(5) Interior corridors.

b. When calculating gross building area of applicable circulation area, do not count the following:

(1) Roof overhangs;

(2) Mechanical equipment balconies; and,

(3) Exterior sidewalk that serve rooms at ground level.

c. Navy and Marine Corps unaccompanied housing programmed at FY25 and thereafter must use building area calculation methodology provided in publication of references (a) and (b).

6. Points of Contact: If you have questions or concerns with respect to this ITG, please contact NAVFACSYSCOM technical representatives listed below:

a. Mr. Keith Mikami, NAVFAC Architecture Technical Warrant Holder at telephone (808) 223-8776 or email at keith.y.mikami2.civ@us.navy.mil.

b. Mr. Jonathan Rau, NAVFAC Architecture and Design-Build Criteria Manager, at telephone (757) 322.8018 or email at jonathan.h.rau.civ@us.navy.mil.

R. DAVID CURFMAN, P.E.  
Chief Engineer and  
Assistant Commander for Design and  
Construction

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