

**U.S. Department of Justice Coordinated Tribal  
Assistance Solicitation**

**Purpose Area #4—Bureau of Justice Assistance  
(BJA)**

**Tribal Victim Services Set-Aside—Office for  
Victims of Crime (OVC)**

**Permanent Facilities Minimum Construction  
Requirements and Recommendations (20- to 30-  
year facility life)**

**BJA and OVC Permanent Foundation Requirements**

**The following Permanent Facility Requirements shall supersede U.S. Housing and Urban Development (HUD)– and Tribe-preferred codes and requirements:**

1. Soils testing and geotechnical foundation recommendations are required.
2. A Professional Licensed Structural Engineer shall design all Permanent Foundation Systems.
3. A Permanent Foundation System shall use reinforced concrete piers and/or crawl space structural steel column supports and shall be welded/bolted to both the concrete pier(s) and modular steel frame(s).
4. The modular structure and foundation shall be designed to meet specific site location conditions and code requirements for dead/live load, wind, and seismic conditions.
5. As a minimum, the modular/manufactured structure shall be permanently supported on reinforced concrete or CMU (concrete masonry units) or steel piers to a depth of one foot below local frost depth. Piers shall be located under the modular steel frames, under the modular perimeter and/or framed wall(s) and floor joists. When a crawl space is not required or in areas where winter frost is not a problem, an acceptable and alternative concrete foundation system such as a slab on grade with thickened haunches would meet BJA requirements. The thickened haunches should be one foot below local frost depth at modular perimeter and marriage walls. Foundation design should be coordinated with the modular manufacturer's utility locations.

6. At a minimum the perimeter of the modular crawl space (24-inch clear depth) shall be skirted with a one-foot wide, four-inch deep perimeter concrete footing, treated framing lumber, and skirting to match modular siding (if possible), with Resistance to Heat Flow (R) R19 insulation board or foam board. If winter conditions are severe, additional water and sewer piping may require electrical heat tracing (tape). Crawl space access should be provided for utility service, either through the skirt at the exterior or through an insulated access door in the interior of the building, e.g., trap door in closet or utility room.
7. A permanent front entrance shall be constructed of concrete steps, a concrete landing, and a concrete ramp. The front entrance to a permanent Justice facility shall be Americans with Disabilities Act (ADA) compliant.
8. Steel or aluminum steps, landings, and ramps as allowed by ADA code can be installed at other exterior doors.
9. Any concrete block or cinder block (CMU) used as a permanent foundation support structure for a Modular/Manufactured Home facility shall be properly grouted and reinforced per design by a licensed structural engineer (see requirements item #2).
10. Building codes:
  - a. “Modular” building codes. The Tribe shall decide which code they are required or prefer to follow: International Building Code (IBC), state, county, or local/city code.
  - b. “Manufactured home” building codes. Manufactured homes shall follow HUD guidelines and the following link to the Code of Federal Regulations Title 24 Part 3280:  
<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-XX/part-3280>.
11. In addition to BJA grant foundation requirements items 1–10, the following HUD guidebook link for HUD “Permanent Concrete Foundations for Manufactured Homes” is an **acceptable HUD code** to follow for permanent DOJ-BJA grant-funded facilities:\*  
[https://www.hud.gov/program\\_offices/administration/hudclips/guidebooks/4930.3G](https://www.hud.gov/program_offices/administration/hudclips/guidebooks/4930.3G).

**\*Except: No use of nongrouted and unreinforced concrete block piers or any use of cinder block are allowed.**

## **BJA and OVC Permanent Structure and Site Recommendations (if the Grant Budget allows)**

### Foundations

1. Concrete perimeter foundation stem wall with R-19 insulation board or foam
2. Embed 2”x 4” treated wood nailers in the exterior surface of the perimeter concrete foundation stem wall to allow installation of cement fiber board siding to match modular siding

## Floor structure

1. 2"x 10" @ 16" on center (OC) floor joists, wood or TGI equivalent
2. Glued ¾" sub floor and ¼" underlayment board for 1" two-layer subfloor
3. Optional two steel channels or beams for modular or trailer transporting

## Exterior wall structure

1. Exterior 2"x 6" studs, metal or wood, @ 16" OC with cement fiber board siding or equal

## Interior wall structure

1. 2"x 4" studs, metal or wood, @ 16" OC
2. Sheetrock taped and textured and two coats of paint. Roofing system
3. A Professional Licensed Structural Engineer shall design the roof structure and hold down requirements for specific project site location code considering dead/live load, wind, and seismic conditions
4. Minimum ¼" sloped trussed 24" OC roof
5. ½" roof sheathing, tar paper or equal, nailed asphalt three-tab shingle OR membrane, modified bitumen, or standing seam metal roof

## Energy efficiency

1. Synthetic high-density polyethylene fiber synthetic sheeting air and water barrier or equal, batt or blow-in insulation.
2. Minimum, R-38 ceiling, R-19 exterior walls and R-19 floors (or all higher if regional energy code requires).
3. Energy efficient Light-Emitting Diode (LED) lighting fixtures.

## Soundproofing (if required)

1. For justice court, police, or social programs facilities where soundproofing and privacy is critical, a Professional Licensed Architect/Engineer (A/E) should review the owners' facility program and provide design for soundproofing for sensitive areas such as Judges' chambers, jury deliberation rooms, and conference rooms as determined by the end user with a minimum Sound Transmission Class (STC) rating of 50 to 60 or greater.
2. Soundproofing design options that should be considered include the following:
  - Reference *Acoustical Assemblies* (Chicago: United States Gypsum Company, 2006), [http://www.usg.com/content/dam/USG\\_Marketing\\_Communications/united\\_states/product\\_promotional\\_materials/finished\\_assets/acoustical-assemblies-en-SA200.pdf](http://www.usg.com/content/dam/USG_Marketing_Communications/united_states/product_promotional_materials/finished_assets/acoustical-assemblies-en-SA200.pdf).
  - Staggered wall studs

- Wall framing thickness
- Insulation thickness and material type rock wool or synthetic preferred; such as “Safe & Sound”™ or equivalent material to be used on walls and ceilings to reduce sound transmission
- Resilient metal channel (hat channel or z-furring) perpendicular to studs
- High-density, soundproof sheetrock with minimum STC rating such as Quietrock™ or equivalent
- Soundproofing permanent adhesive between double-thickness sheetrock
- Acoustic sealant for all sheetrock seams at floors and ceiling intersections
- Soundproof rooms shall not have louvered or plenum Heating Ventilation Air Conditioning (HVAC) air transfer systems
- Soundproof rooms to have continuous framing from floor to ceiling between the treated room and corridors or common areas
- Soundproof rooms shall have HVAC supply and return insulated ducts with sound attenuator baffles
- Soundproof rooms shall have door assemblies rated at STC 45+ or greater

### 3. Fire/smoke detection, alarm, and suppression

- Fire/smoke detection and alarm system capable of remotely alarming offsite
- Fire extinguisher(s) and cabinet(s)
- Wet or dry fire suppression if required by code
- 24/7 sleeping reintegration facilities or clinics: A Professional Licensed A/E should review the owner’s facility program and make recommendation of applicable building code occupancy rating and if a fire sprinkler suppression system is required. If fire sprinkler system is required, A/E shall review the project site water system flow rate and pressure to assess if the project water supply is adequate.

## **Considerations for construction in ultra-cold and/or extremely austere areas:**

### 1. Foundation

- Use appropriate foundations, such as piles or elevated structures on piers/stilts in permafrost areas.
- Engineer piles or piers to depths ensuring stability in both frozen and thawed states.
- Include adjustable systems (e.g., screw piles) to accommodate ground/permafrost movement.
- Have all foundation designs reviewed by a licensed structural engineer with arctic experience, such as Alaska PEs.

2. Structural integrity

- Design buildings to withstand wind loads of the area.
- Engineer roof structures to support snow loads of the area.
- Use cold-rated structural materials for durability.

3. Insulation and moisture control

- Ensure R-values are proper for the area.
- Install a continuous vapor barrier throughout the building envelope.
- Incorporate thermal breaks in wall, floor, and roof assemblies.

4. General comments for water and waste management in Honey Bucket communities

- Allow the use of alternative approaches to plumbing in communities with no plumbing.