



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, U.S. ARMY GARRISON-YONGSAN
UNIT #15333
APO AP 96205-5333

22 DEC. 2016

IMYN-ZA

UNITED STATES ARMY GARRISON-YONGSAN POLICY LETTER # 28

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Building Coordinators (BCs) and Fire Marshals for Unaccompanied Personnel Housing (UPH) Duties

1. **REFERENCE:** Army Regulation 420-1, Army Facilities Management, 12 February 2008; Rapid Action Revision (RAR) 24 August 2012
2. **PURPOSE:** To establish policy, responsibilities, and procedures for the USAG-Y UPH BC Program.
3. **APPLICABILITY:** This policy is applicable to all U.S. Army, Air Force, Navy, Marine Corps, and Department of Defense (DOD) personnel assigned to UPH.
4. This Command Policy supersedes Area II Support Activity Revised Command Policy #2-1, SAB, 11 September 2007.
5. **GENERAL:**
 - a. Maintaining high standards of discipline, cleanliness and sanitation in UPH is the primary responsibility of the Commander, USAG-Y. To obtain these high standards, the housing chain of command is Garrison Commander, Director of Public Works (DPW); Chief, Housing Division; Chief, UPH, and BCs.
 - b. Senior occupant or occupant with the longest DEROS will be appointed in writing by the DPW.
 - (1) Will not refuse appointment orders or further delegated.
 - (2) Appointments will remain in effect until DEROS, or upon quarter's termination.
 - (3) BC will notify the Housing Division to clear within 60 days of departure.

IMYN-ZA

SUBJECT: Appointment and Duties of Building Coordinators and Fire Marshals for Unaccompanied Personnel Housing (UPH)

c. BCs are the primary hand receipt holders for common use property (i.e., appliances, dayroom furniture, tools, etc.) and will not be cleared from the installation until their hand receipt is reconciled.

6. **RESPONSIBILITIES:**

a. Housing staff will:

(1) Inform individual of his/her appointment and provide BC appointment orders within five (5) working days.

(2) Provide the BC a copy of the UPH BC Program Policy and USAG-Y UPH Standing Operating Procedures (SOPs).

b. BCs will:

(1) Complete the following within ten (10) days of assigned quarters:

(a) Familiarize themselves with the UPH BC Program Policy and the USAG-Y UPH SOP section IV.

(b) View the fire prevention video.

(c) Report to the Self-Help Service Center, Bldg 5274 (located on South Post), with a copy of appointment orders to establish an account.

(d) Sign for all common use furnishings and appliances.

(2) Ensure that the common use areas are clean, sanitary, and in good repair at all times. Authorize BCs to assemble occupants, as they deem necessary to perform cleaning and maintenance of common use areas, as well as coordinate activities that will improve living conditions of quarters.

(3) Report any maintenance and/or repair problems. If the repair cannot be resolved through use of the Self-Help Service Center, report service orders to DPW Service Order desk at 724-3360.

(4) Ensure compliance with fire and safety regulations; this includes occupants and property. Call the Yongsan Fire Department at 738-5020 to address any noted

IMYN-ZA

SUBJECT: Appointment and Duties of Building Coordinators and Fire Marshals for Unaccompanied Personnel Housing (UPH)

deficiencies (this includes an inspection of fire extinguishers, fire alarm and detector problems).

(5) Ensure occupants adhere to rules of shared living. Occupants should not operate TVs, stereos, radios, etc., at a volume level that will infringe upon the rights of the other occupants or neighboring quarters. All occupants will observe quiet hours between 2200-0600 daily; 2400-0800 weekends and holidays.

(6) Settle disputes among residents, guests, or housemates. Chief, UPH office will resolve disputes not agreed among residents for final resolution.

(7) Ensure that the building and/or individual rooms are not occupied by personnel other than those assigned by the UPH office. For questions concerning the authorization of temporary overnight guests (i.e., family, friends), refer to the SOP for UPH or call the Chief, UPH at 738-5506/3220.

(8) Post housing chain of command and general resident information on common use area bulletin board.

(9) Schedule pre-termination inspection at least 45-60 days before departure. Engineering and Inspection Branch (EIB) personnel will brief the BC on the final termination inspection and cleanliness standards.

(10) Clear Self-Help Training Center (Bldg 5274) prior to final termination inspection.

7. This Policy will remain in effect until rescinded or superseded.

8. Point of contact is Chief, UPH at DSN 738-5506.



J. SCOTT PETERSON
COL, CA
Commanding

DISTRIBUTION:
Housing Manager
BEQ/BOQ Building Coordinator