DoD Instruction 4165.03

DoD Real Property Categorization

Originating Component: Office of the Under Secretary of Defense for Acquisition and Sustainment

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Reissues and Cancels: DoD Instruction 4165.03, "DoD Real Property Categorization," August 24, 2012, as amended

Approved by: William A. LaPlante, Under Secretary of Defense for Acquisition and Sustainment

Purpose: In accordance with the authority in DoD Directive 5135.02, this issuance:

• Establishes policy, assigns responsibilities, and prescribes procedures for structured categorization of real property assets.

• Establishes the DoD Real Property Categorization System (RPCS) for categorizing real property and the Real Property Categorization Panel (RPCP), in accordance with DoD Instruction 5105.18, as the group responsible for developing and maintaining the RPCS and assigning categories to real property inventories.

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SECTION 1: GENERAL ISSUANCE INFORMATION

1.1. APPLICABILITY.

This issuance:

a. Applies to:

(1) OSD, the Military Departments, the Office of the Chairman of the Joint Chiefs of Staff and the Joint Staff, the Combatant Commands, the Office of Inspector General of the Department of Defense, the Defense Agencies, the DoD Field Activities, and all other organizational entities within the DoD (referred to collectively in this issuance as the "DoD Components").

(2) Planning and programming, budgeting, accounting, record keeping, and reporting in the areas of construction, inventory, and sustainment of real property.

b. Does not apply to civil works (e.g., rivers, harbors, flood control projects) under Department of the Army purview.

1.2. POLICY.

In accordance with Executive Order 13327, real property will be identified and categorized so that:

a. All real property under the DoD's command or control must be categorized within the RPCS framework.

b. The facility analysis category (FAC) codes within the RPCS must be the basis for unit costs used to calculate plant replacement value and other inventory-based cost estimates.

c. The RPCS must contain the smallest number of FAC codes and category codes (CATCODEs) necessary to adequately describe the DoD's real property inventory.

SECTION 2: RESPONSIBILITIES

2.1. ASSISTANT SECRETARY OF DEFENSE FOR ENERGY, INSTALLATIONS AND ENVIRONMENT (ASD(EI&E)).

Under the authority, direction, and control of the Under Secretary of Defense for Acquisition and Sustainment, the ASD(EI&E):

a. Is the focal point for all matters related to categorizing real property used by the DoD.

b. Manages the RPCP, appoints its chair, and enforces the governance in accordance with Section 3.

c. Develops guidance for maintaining and modifying the RPCS.

2.2. SECRETARIES OF THE MILITARY DEPARTMENTS AND DIRECTOR, WASHINGTON HEADQUARTERS SERVICES (WHS).

The Secretaries of the Military Departments and the Director, WHS:

a. Create sufficient CATCODEs to categorize their real property in a manner that standardizes identifying and analyzing similar assets across the DoD.

b. Appoint a senior subject matter expert to serve as representative to the RPCP.

c. Ensure that systems capturing information for planning and programming, budgeting, accounting, record keeping, and reporting in the areas of construction, inventory, and sustaining real property use the FAC codes and CATCODEs defined in the current version of the RPCS.

SECTION 3: PROCEDURES

3.1. RPCP GOVERNANCE.

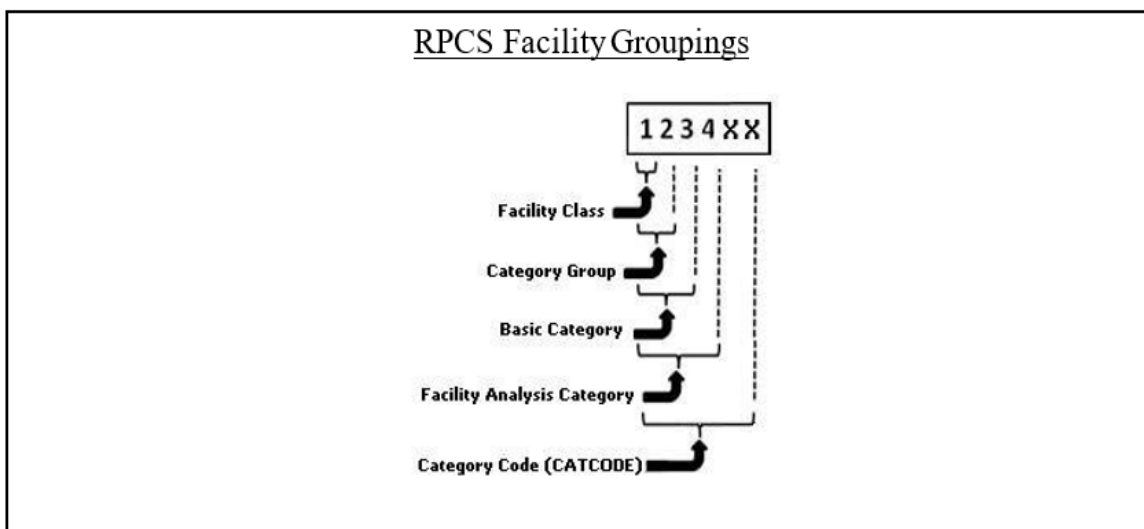The RPCP, composed of full-time or permanent part-time Federal employees, will:

 a. Be chaired by an ASD(EI&E)-appointed designee and include:

 (1) Senior subject matter expert representatives from the Military Departments and WHS.

 (2) Advisors from the other DoD Components as deemed necessary by the ASD(EI&E).

 b. Maintain CATCODE consistency within the FAC codes by reviewing each proposed CATCODE and ensuring they are not duplicated.

 c. Publish the annual RPCS update by April 1 each year. Ensure RPCS reports and updates are reviewed for security equities and appropriate protection.

 d. Interface, as required, with the RPCP and other DoD-level constituent Components.

3.2. RPCS STRUCTURE AND PUBLICATION.

 a. The DoD RPCS will be a hierarchical scheme of real property types and functions that serve as the framework for identifying, categorizing, and analyzing DoD's inventory of land and facilities around the world, as shown in Figure 1.

Figure 1. Categorization of the RPCS

b. To illustrate the organization of the RPCS hierarchy, Tables 1-5 show examples of airfield classification codes.

Table 1. DoD Facility Classes (One-Digit)

CODE	TITLE
1	Operation and Training
2	Maintenance and Production
3	Research, Development, Test, and Evaluation
4	Supply
5	Hospital and Medical
6	Administrative
7	Housing and Community
8	Utility and Ground Improvements
9	Land

Table 2. DoD Category Groups (Two-Digit)

CODE	TITLE
11	Airfield Pavements
12	Liquid Fueling and Dispensing Facilities
13	Communications, Navigation Aids, and Airfield Lighting
14	Land Operational Facilities
15	Waterfront Operational Facilities

Table 3. DoD Basic Categories (Three-Digit)

CODE	TITLE
111	Airfield Runways
112	Airfield Taxiways
113	Airfield Aprons
116	Other Airfield Pavements
121	Aircraft Fuel Dispensing Facilities

Table 4. DoD FACs (Four-Digit)

CODE	TITLE	UM
1111	Fixed-Wing Runway, Surfaced	SY
1112	Rotary-Wing Landing Area, Surfaced	SY
1113	Runway Overrun Area, Surfaced	SY
1114	Runway, Unsurfaced	SY
1115	Unmanned Aerial Vehicle Runway and Launch/Recovery Site	SY

Table 5. Military Department Category Codes (Five-Digit)

CATCODE	CATCODE LONG NAME
11110	Fixed Wing Runway, Paved
11111	Runway / Fixed Wing - Unsurfaced
11120	Rotary Wing Runway, Paved
11121	Rotary Wing Runway, Unpaved
11130	Rotary Wing Landing Pad, Paved

c. The RPCS will:

(1) Be structured consistently to support reliably and consistently estimating cost requirements for operating, sustaining, and recapitalizing the DoD's real property assets.

(2) Include the most current definition, title or description, unit(s) of measure, real property type, and FAC code to which each CATCODE is mapped as published by the proponent Military Department or WHS.

(3) Include title, description, real property type, unit of measure code, maximum size value, size reset value to be applied in database filtering, for each FAC Code and each CATCODE assigned.

(4) Include any documentationfrom the MilDeps or WHS or Configuration Support Panel that will support all annual changes for each release from the prior year RPCS to maintain a clear audit trail and explain the rationale for the change.

(5) Update RPCS codes in the OSD enterprise system, Data Analytics and Integration Support Platform, to support the Services in reporting real property inventory to the OSD.

(6) Be available on the Data Analytics and Integration Support Platform, at https://extranet.acq.osd.mil/ie/index.html.

3.3. RPCS DEVELOPMENT.

RPCS development will be heavily dependent on FAC codes and CATCODEs.

a. The Military Departments and WHS must coordinate defining and assigning CATCODEs across the DoD.

b. The RPCS submittal spreadsheet will be the official OSD document used to propose, track, and document any changes or recommendations made to the FAC or CATCODE structure, definitions, business rules, or nomenclature in the RPCS.

(1) Each Component's RPCP member will be responsible for coordinating requested changes within the sponsoring Component, including, but not limited to, reviews and signatures by all affected functional leads and system(s) program managers before submission to the RPCP.

(2) Because change actions can impact resources across program, functional, and technical lines, the changes must be approved and properly coordinated at the Senior Executive Service level or by their designee.

c. CATCODEs categorized within the same FAC code must have similar functions and supporting costs, and the asset size must be reported using the FAC code unit of measure. The primary unit of measure for accountability of each FAC code will be the basis for inventory counting and cost factors for that FAC code.

d. A CATCODE will be assigned to only one FAC code. The RPCS will provide the tier structure and required relationships to be used.

e. Whenever possible, existing CATCODEs will be utilized across the Military Departments and WHS rather than creating new CATCODEs. When existing CATCODEs cannot be used, the requesting Component must provide a written justification for a new CATCODE to the RPCP before it can be published in the RPCS.

f. New CATCODE proposals must include a recommendation for the appropriate FAC code. If no existing FAC code is applicable, the requesting Component must request a new FAC code be created or an existing FAC code be modified to encompass the proposed CATCODE.

g. Changes made to CATCODEs after the annual release will not be used in reporting real property inventory to the OSD until they are included in an official RPCS version. The Data Analytics and Integration Support Platform will maintain alignment to the most current version of the RPCS to ensure the Service's ability to report their real property inventory.

GLOSSARY

G.1. ACRONYMS.

ACRONYM	MEANING
ASD(EI&E)	Assistant Secretary of Defense for Energy, Installations, and Environment
CATCODE	category code
FAC	facility analysis category
RPCP	Real Property Categorization Panel
RPCS	Real Property Categorization System
WHS	Washington Headquarters Services

G.2. DEFINITIONS.

These terms and their definitions are for the purpose of this issuance.

TERM	DEFINITION
basic category	A three-digit code that denotes the facility types within a category group.
CATCODE	A five- or six-digit code used by the Military Departments and WHS that represents a specific type of facility. Each CATCODE is mapped to a specific FAC code, including using the unit of measure assigned to that FAC code
category group	A two-digit code that denotes the major facility types within a facility class.
facility	Defined in DoD Instruction 4165.14.
FAC code	A four-digit code within the DoD schema. A grouping of real property assets that have a common unit of measure and equivalent cost based on that unit of measure. Included in this equivalent cost are those costs associated with real property construction, maintenance, sustainment, and repair.
facility class	A one-digit code that denotes the broadest grouping of DoD facilities.

TERM	DEFINITION
real property	Land and improvements to land (i.e., buildings, structures, and linear structures).
RPCP	A panel, chaired by the designated appointee from the ASD(EI&E), and composed of real property representatives from the Military Departments and WHS. It is responsible for supporting and maintaining the DoD RPCS.
RPCS	A hierarchical scheme of real property types and functions that serves as the framework for identifying, categorizing, and analyzing DoD's inventory of land and facilities around the world. This scheme is comprised of a five-tier structure represented by numerical codes, with one-digit codes being the most general and five- or six-digit codes representing the most specific types of facilities.

REFERENCES

DoD Directive 5135.02, "Under Secretary of Defense for Acquisition and Sustainment (USD(A&S))," July 15, 2020

DoD Instruction 4165.14, "Real Property Inventory (RPI) and Forecasting," January 17, 2014, as amended

DoD Instruction 5105.18, "DoD Intergovernmental and Intragovernmental Committee Management Program," July 10, 2009, as amended

Executive Order 13327, "Federal Real Property Asset Management," February 4, 2004