
MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

1 Purpose	2
2 Commencement	2
3 Application	2
4 Referral agency	3
5 Referenced standards and documents	3
6 Definitions	3
Building Standards	5
Removal or Demolition	5
Health and Amenity	6
Siting requirements.....	6
Sleeping Compartments	6
Finishing	6
Pest control.....	7
Dust control.....	7
Vehicle access.....	7
Outdoor amenity	7
Facilities	8
Bathing and sanitary facilities	8
Laundry.....	9
Kitchen.....	9
Refrigeration facilities	10
Dining facilities.....	10
Sustainable Building Measures	11
Energy and water resources	11
Requirements for Certain Short Term Temporary Accommodation Buildings	11
Version history	12

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

1 Purpose

The purpose of this Part is to specify minimum standards for *temporary accommodation buildings*.

2 Commencement

This Part —

- (a) commences on 20 June 2014; and
- (b) replaces the version of this Part published on 2 June 2010.

3 Application

- (1) The QDC, other than MP 1.1, MP 1.2 and MP 1.3 where relevant and MP 3.3, do not apply to a *temporary accommodation building*.
- (2) For section 30 of the *Building Act 1975*, MP 3.3 is a building assessment provision for *temporary accommodation buildings* other than a building:
 - (a) to which MP 5.6 “Pastoral Workers Accommodation Code” applies; or
 - (b) that is or forms part of a corrective services facility under the *Corrective Services Act 2006* or a detention centre under the *Juvenile Justice Act 1992*.
- (3) MP 3.3 applies to a *temporary accommodation building*, which is intended for use on a site or approved for use on a site as specified in table T1, where a temporary accommodation building is:
 - (a) occupied or available for occupation by a person under an employment agreement; or
 - (b) occupied or available for occupation by a person in return for a rent; or
 - (c) intended for private and domestic residential use.

Table T1

Period of intended or approved use	Application of performance criteria of this code
Accommodation where there is an employment agreement or where a rent is paid	
42 days or less.	P20.
More than 42 days.	All criteria except P20.
<i>Temporary accommodation buildings</i> in lawful use on the day this code commences that are moved to a new site once within a two year period from the commencement date of this code.	For buildings intended or approved for use on site for up to <ul style="list-style-type: none"> (a) 112 days – P20; and (b) more than 112 days - All criteria except P2, P3, P5, P6 and P7.
Accommodation for private and domestic residential use	
<i>Temporary accommodation buildings</i> intended for uses specified in (3) (c).	P1 and P3.

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

4 Referral agency

The Local Government is a concurrence agency for any alternative solutions used to comply with performance criterion P1 under this part.

5 Referenced standards and documents

Number	Date	Title
AS 2890.1	1993	Parking facilities – off-street car parking

6 Definitions

Note

Italicised words within the body of the Part, other than legislation titles, are defined below.

Approval period means the period for which the *temporary accommodation building* is approved to remain onsite in accordance with section 67(1) of the *Building Act 1975*.

Bathing and sanitary facility means bathing, shower and water closet facilities provided for each three *beds* or part thereof that includes –

- (a) a dual flush water closet cistern and pan with a minimum floor area of 0.81m², one fixed wash basin with internal overflow relief facility and a water stop plug permanently attached to the basin; and
- (b) a shower; and
- (c) hot and cold water outlets to each shower with a shower rose having a minimum 3 star Water Efficiency Labelling and Standards rating; and
- (d) a vanity mirror, a vanity shelf, a towel rail, a toilet roll holder, and a clothes hook; and
- (e) where items (a) and (b) are in separate cubicles, such cubicles have doors able to be latched closed from the inside and removable from the outside; and
- (f) a double power point.

BCA means the Building Code of Australia as defined by the *Building Act 1975*.

Communal facilities means any building which contains laundry, dining, sanitary, recreational facilities or the like but does not include uncovered recreational areas such as tennis courts, football fields or the like.

Bed means a piece of furniture in a *sleeping compartment* which is designed for or used by a person to sleep on.

Day means a calendar day.

Demolish means demolition and removal of a building or *structure* including all building services, footings, and debris.

Dining area means an area where meals are eaten at a table or a designated area used for dining.

Dining facility means an indoor *dining area* where all meals are provided along with dining utensils.

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

Ensuite means a private room that provides *bathing and sanitary facilities*.

Ground cover means –

- (a) drought resistant vegetation; or
- (b) mulch; or
- (c) coarse aggregate of 15 mm nominal diameter; or
- (d) a sealed surface such as concrete or other suitable material.

Industrial or development means work other than catering for or maintenance of *temporary accommodation buildings*.

Opening means doors, windows and other openings in external walls or roofs.

Outdoor space means a covered and paved outdoor area available for recreational use by *residents*.

QDC means Queensland Development Code.

Remove means removal of a building or *structure* including all building services, footings, and debris.

Resident means someone who sleeps in, or is accommodated in, a *temporary accommodation building*.

Short term temporary accommodation means accommodation provided for a period not exceeding 112 *days*

Sleeping compartment means a room which contains a *bed*.

Structure for the purposes of this standard includes a transportable or demountable building or a caravan which is fixed to the ground or supported by footings.

Temporary accommodation building means a building that is intended to be used on site or is approved for use on a site for a limited period and

- (a) contains a *sleeping compartment*, whether or not it is used; or
- (b) is a building that contains facilities *required* by this part to service a *sleeping compartment*.

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

PERFORMANCE CRITERIA

ACCEPTABLE SOLUTIONS

Building Standards

Removal or Demolition

P1 *Temporary accommodation buildings* remain located on a site for an appropriate duration.

A1 *Temporary accommodation buildings*, after an approved duration of no more than 24 months, are *removed* from the site or *demolished*.

Building Code of Australia

P2 *Temporary accommodation buildings* comply with the performance criteria of the *BCA* except for JP2 and JP3 of *BCA* Volume 1 and P2.6.2 of *BCA* Volume 2, where the temporary accommodation building is occupied, or available for occupation, by a person:

- (a) under an employment agreement; or
- (b) in return for the payment of rent.

A2 *Temporary accommodation buildings* which are:

(a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the *BCA* Volume 1:

- (i) sections A to I; and
- (ii) parts J1.1 to J1.5.

(b) class 1 or 10 buildings - comply with the following deemed-to-satisfy provisions of the *BCA* Volume 2:

- (i) section 1 and parts 3.0 to 3.11; and
- (ii) 3.12.1.1 to 3.12.1.4 and 3.12.1.6.

P3 *Temporary accommodation buildings* other than those in performance criteria P2 comply with the performance requirements of the *BCA* except for FP5.1 to FP5.6, JP2 and JP3 of *BCA* Volume 1 and P2.4.6 and P2.6.2 of *BCA* Volume 2.

A3 *Temporary accommodation buildings* which are:

(a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the *BCA* Volume 1:

- (i) sections A to E and sections G, to I; and
- (ii) parts F1 to F4; and parts J1.1 to J1.5

(b) class 1 or 10 buildings - comply with the following deemed-to-satisfy provisions of the *BCA* Volume 2:

- (i) section 1, parts 3.0 to 3.7 and parts 3.9 to 3.11; and
- (ii) parts 3.8.1 to 3.8.5;

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

3.12.1.1 to 3.12.1.4 and
3.12.1.6.

Health and Amenity

Siting requirements

- P4** Except for *short term temporary accommodation*, *temporary accommodation buildings* are placed in a suitable location on the site to ensure provision and maintenance of healthy conditions with visual and acoustic privacy from *industrial or development* activity.
- A4** Except for *short term temporary accommodation*, every *temporary accommodation building* is placed –
- (a) on a base of concrete, coarse gravel or the like, raised at least 150mm above the surrounding ground level; or
 - (b) on a site drained in accordance with the *BCA Volume 2 Part 3.1.2*; and
 - (c) more than 45m from any *industrial or development* activity.

Sleeping Compartments

- P5** *Sleeping compartments* in *temporary accommodation buildings*:
- (a) have sufficient area to provide a comfortable and healthy living environment appropriate to the number of occupants of the *sleeping compartment*; and
 - (b) have adequate power outlets for appliances; and
 - (c) are provided with separation between male and female accommodation; and
 - (d) are provided with adequate personal space and facilities for each *resident*.
- A5** Every *sleeping compartment* in a *temporary accommodation building* –
- (a) has a double power point; and
 - (b) has walls extending from the floor to the ceiling separating each *sleeping compartment*; and
 - (c) has a minimum floor area of 5.6m² for each *bed*

Finishing

- P6** The internal walls of a *temporary accommodation building* are constructed to minimise the accumulation of dust, moisture, litter or waste and prevent harbourage of pests or anything that would adversely affect the hygienic condition of the building.
- A6** Internal walls of *temporary accommodation buildings* are lined with fibre cement sheeting, plasterboard, timber or the like.

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

Pest control

- P7** *Openings* in the external walls of *temporary accommodation buildings* are adequately protected from airborne insects.
- A7** *Temporary accommodation buildings* which are not air conditioned have fly screens fitted to every external opening of –
- (a) a *sleeping compartment*, other than a door, window or other opening to a screened verandah; and
 - (b) facilities shared by, or intended to be shared by, *residents* who use different *sleeping compartments* in a *temporary accommodation building*.

Dust control

- P8** Except for *short term temporary accommodation*, surfaces surrounding *temporary accommodation buildings* are suitably sealed, taking into account the duration the *temporary accommodation buildings* will remain on the site, to minimise airborne dust.
- A8** Except for *short term temporary accommodation*, *temporary accommodation buildings* are surrounded by at least 6m of *ground cover* onsite where grounds are unsealed.

Vehicle access

- P9** Except for *short term temporary accommodation*, onsite roads, driveways, vehicle-circulation areas and vehicle parking bays associated with a *temporary accommodation building* are adequately prepared and have surfaces suitable for vehicular access.
- A9** Except for *short term temporary accommodation*, onsite roads, driveways, vehicle-circulation areas and vehicle parking bays comply with AS2890.1-1993 if they are associated with a *temporary accommodation building* –
- (a) of more than 100 *beds*; or
 - (b) with an *approval period* of more than six months;

Outdoor amenity

- P10** Except for *short term temporary accommodation*, a *temporary accommodation building* provides suitable *outdoor space* with a sealed surface for the recreational use of *residents*.
- A10** Except for *short term temporary accommodation*, each *sleeping compartment* of a *temporary accommodation building* is provided with an outdoor area with a sealed floor protected from the weather by a roof and has –
- (a) access to an *outdoor space*, within 45m from the entry door of a *sleeping compartment*, with a floor area of not less than

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

30m² for every 20 *sleeping compartments* or part thereof; or

(b) for *sleeping compartments*:

- (i) facing each other and not more than 3 metres apart, a verandah attached to the *temporary accommodation building* with a floor area of not less than 4.5m², with a minimum length of 3m and a minimum width of 1.5m; and
- (ii) not facing each other or more than 3m apart, a verandah attached to the *temporary accommodation building* with a floor area of not less than 4.5m², with a minimum length of 2.5m and a minimum width of 1.8m.

Weather protection

- P11** Except for *short term temporary accommodation*, the path between a *sleeping compartment* and any *communal facilities* on the site are:
- (a) suitably protected from the weather; and
 - (b) where immediately adjacent to a *sleeping compartment*, sealed with a suitable material to reduce noise generated by pedestrian traffic.
- A11** Except for *short term temporary accommodation*, any *communal facilities* on the site are connected to every *sleeping compartment* by a covered walkway which:
- (a) is not less than 1.5m wide; and
 - (b) has a surface sealed with concrete or bitumen; and
 - (c) is protected from the weather by an impervious roof.

Facilities

Bathing and sanitary facilities

- P12** *Residents* of *temporary accommodation buildings* are provided with *bathing and sanitary facilities* for personal hygiene and that will –
- (a) provide users with adequate privacy; and
 - (b) be located a convenient distance from each *sleeping compartment*.
- A12** *Residents* of *temporary accommodation buildings* –
- (a) have access to a *bathing and sanitary facility* with separating walls extending from the floor to the ceiling –
 - (i) located within the building in which the *sleeping compartment* is located;

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

or

- (ii) in a separate building located not more than 20m from the door of the *sleeping compartment* that they occupy; or
- (b) have an *ensuite* within the *sleeping compartment* that they occupy.

Laundry

P13 Adequate laundry facilities are provided for *residents* and conveniently located from *temporary accommodation buildings* with the capacity to cater for the number of *residents* expected to use the facilities at any one time.

A13 *Temporary accommodation buildings* have laundry facilities that –

- (a) are located not more than 60m from a *sleeping compartment*; and
- (b) have one automatic washing machine provided with each eight *beds* or part thereof; and
- (c) have one fixed wash tub provided with hot and cold piped water with each 20 *beds* or part thereof; and
- (d) have one double power point for appliances; and
- (e) clothes drying facilities comprising:
 - (i) clothes line or hoist with a minimum of 7.5m of line per *bed*; or
 - (ii) one heat operated drying cabinet or appliance capable of holding a minimum of 6.8kg for each 8 *beds*

Kitchen

P14 *Residents* of *temporary accommodation building* have access to adequate facilities to prepare and cook and store food.

A14 *Residents* of a *temporary accommodation building* have access to –

- (a) a kitchen food preparation area with -
 - (i) at least one double power point where the building or *structure* is connected to a consumer mains power supply; and

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

- (ii) a storage cupboard of not less than 0.7m³; or
- (b) a *dining facility* where all meals are provided; or
- (c) food catered for externally.

Refrigeration facilities

P15 Adequate food and drink refrigeration storage is provided for *residents* of *temporary accommodation buildings*.

A15 *Sleeping compartments* are provided with –

- (a) a 100 litre refrigerator in each *sleeping compartment*; or
- (b) access to a 500 litre refrigerator for every 20 *beds* serviced with amenities by *temporary accommodation buildings* or part thereof within a 20m distance of each *sleeping compartment*.

Dining facilities

P16 Adequate *dining facilities* are provided for *residents*, in a convenient location to *sleeping compartments*, with the capacity to cater for the number of *residents* expected to use the facilities at any one time.

A16 *Temporary accommodation buildings* provide *dining facilities*, at a ratio of 0.6 of the total number of *residents* accommodated, which –

- (a) have a seat for each *resident* with tables providing 600mm table-length per *bed*; and
- (b) have a floor area not less than 18.4m² for each 20 *residents*, with an additional 0.92m² for every *resident* in excess of 20 persons; and
- (c) are located no more than 70m from the door of each *sleeping compartment* served.

Storage facilities

P17 Weatherproof and lockable storage facilities, appropriate to the number of *residents* accommodated on the site, are provided.

A17 Unless the *accommodation unit* is for the exclusive use of one *resident*, for each *resident* accommodated on the site, a personal storage unit is provided which is:

- (a) weatherproof; and
- (b) lockable; and
- (c) at least 1.5m in height; and
- (d) at least 0.7m³ in volume.

Communications

P18 Adequate communication facilities that

A18 Where internet and telephone

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

can be used with a reasonable level of privacy to conduct personal conversations are provided for *residents of temporary accommodation buildings*.

coverage is available, internet and telephone communication facilities are provided as follows –

- (a) at least one internet access facility, comprising of an internet connection point for a computer per 25 *beds* provided; and
- (b) at least one communal computer connected to the internet per 100 *beds*, for use by the *residents*, and
- (c) at least one communal telephone per 100 *beds* provided; and
- (d) telephones are to be provided in booths or in a suitable location to allow users reasonable privacy.

Sustainable Building Measures

Energy and water resources

- P19** A *temporary accommodation building* provides energy and water efficiency appropriate to the –
- (a) class of the building; and
 - (b) length of the *approval period*.

- A19** *Temporary accommodation buildings* have –
- (a) energy efficient lighting complying with MP 4.1 of the QDC; and
 - (b) toilet cisterns complying with MP 4.1 of the QDC.

Requirements for Certain Short Term Temporary Accommodation Buildings

- P20** A *temporary accommodation building or structure* must:
- (a) be structurally sound and capable of withstanding the loadings likely to arise from its use; and
 - (b) reasonably provide for the:
 - (i) safety of persons to be accommodated in the building or *structure* if there is a fire including, for example, means of egress;
 - (ii) prevention and suppression of fire;
 - (iii) prevention of the spread of fire;

- A20** A *temporary accommodation building or structure* which is:
- (a) intended or approved to remain on a site for periods of 42 *days* or less; or
 - (b) existing; and
 - (i) in lawful use on the day this code commences; and
 - (ii) is moved to a new site only once within a two year period from the commencement of this code; and
 - (iii) intended or approved to

MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

(iv) health and amenity of persons to be accommodated in the building or *structure*. remain on a site for periods of 112 days or less;

complies with sections B, C, D, E and F (except Part F5) of Volume 1 of the *BCA* or Volume 2 of the *BCA* (except Parts 3.7.4, 3.8.6 and 3.12) relevant to the class of building.

Version history

Version	Commencement date	Publication date
1.0	1 July 2010	2 June 2010