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1 Purpose
The purpose of Mandatory Part (MP) 3.6 is to specify the maximum number of residents and smoke alarm requirements for accommodation buildings used for the 2018 Gold Coast Commonwealth Games athlete’s village.

2 Commencement
This Part of the Queensland Development Code (this Part) was published on 23 January 2014 and commences on 7 February 2014.

3 Application
This Part applies to building work for accommodation buildings located on Lot 460 on Survey Plan 222438.

Note –
This part varies the BCA classification of a class 1b building and the BCA requirements for smoke alarms for class 1b buildings. All other BCA requirements that are applicable to class 1b buildings (as classified under the BCA) will continue to apply to class 1b buildings classified under this Part.

4 Referral agency
There is no referral agency for this part.

5 Compliance with the QDC
Under section 14 of the Building Act, building work complies with the QDC only if it complies with all relevant performance criteria under the QDC. The building work complies with a relevant performance criteria only if it achieves a relevant building solution under the QDC for the performance criteria. This can be achieved by—

(a) complying with the relevant acceptable solution for the performance criteria; or
(b) formulating an alternative solution that complies with the performance criteria or is shown to be at least equivalent to the relevant acceptable solution; or
(c) a combination of paragraphs (a) and (b).

6 Associated requirements
- Building Act 1975
- AS 3786 – 1993 Smoke alarms

7 Definitions
Note—
Italicised words, other than some legislation titles, included in this Part are defined below.
**acceptable solution** see the *Building Act*, section 14.

**accommodation building** means a *class 1b building*.

**alternative solution** see the *Building Act*, schedule 2.

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

**building** see the *Building Act*, schedule 2.

Note:

*building* includes a building of any class. See also the definition of *structure*.

**Building Act** means the *Building Act* 1975.

**building work** see the *Building Act*, section 5.

**class**, for a *building* or *structure*, see the *Building Act*, schedule 2.

**class 1b** means –

(i) a boarding house, guest house, hostel or the like –

(A) with a total area of all floors not exceeding 300m² measured over the enclosing walls of the class 1b; and

(B) in which not more than 14 persons would ordinarily be resident; or

(ii) 4 or more single dwellings located on one allotment and used for short-term holiday accommodation.

**Queensland Development Code (QDC)** see the *Building Act*, section 13.

**structure** see the *Building Act*, schedule 2.

**temporary sleeping area** means a room of an *accommodation building* where temporary sleeping facilities are provided.

Example—

A living area containing beds separated by temporary partitions.
**Performance Criteria**

**Building standards**

**P1**  An *accommodation building* is to be provided with safeguards so that occupants are warned of a fire in the building so that they may safely evacuate.

**ACCEPTABLE SOLUTIONS**

**A1**  (1) In a *class 1b building* smoke alarms must be installed on or near the ceiling:

   (a) in every bedroom and *temporary sleeping area*; and

   (b) in every corridor or hallway associated with a bedroom or *temporary sleeping area*, or if there is no corridor or hallway, in an area between bedrooms or *temporary sleeping areas* and the remainder of the *building*; and

   (c) on each other storey.

   Example—

   See Figure 1

(2) Smoke alarms mentioned in (1) must:

   (a) comply with AS 3786; and

   (b) be connected to the consumer mains power where consumer power is supplied to the *building*; and

   (c) be interconnected.
Figure 1

Location of smoke alarms

Legend

<table>
<thead>
<tr>
<th>Smoke alarm with evacuation lighting (as required by BCA 3.7.2.5(b)(i))</th>
<th>🔥</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smoke alarm</td>
<td>🔥</td>
</tr>
</tbody>
</table>