
MP 3.6 – COMMONWEALTH GAMES VILLAGE ACCOMMODATION BUILDINGS

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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.

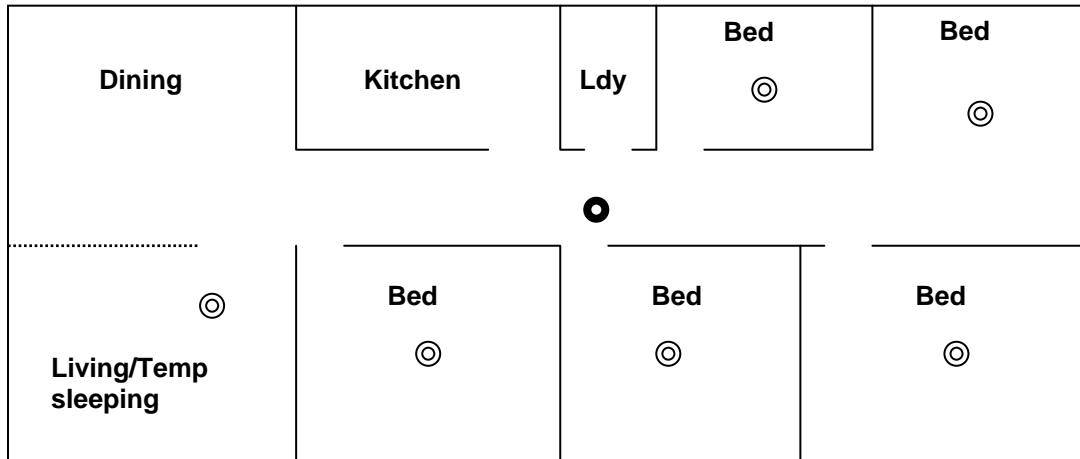
PERFORMANCE
CRITERIAACCEPTABLE
SOLUTIONS

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.
- 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	
Smoke alarm with evacuation lighting (as required by BCA 3.7.2.5(b)(i))	●
Smoke alarm	◎