# MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

Purpose

The purpose of Mandatory Part MP 3.3 is to specify minimum standards for temporary accommodation buildings.

Commencement

This version of MP 3.3 –
(1) commenced on 1 July 2010 and
(2) is the second published version of MP 3.3.

Application of the QDC and its performance criteria

(1) The QDC, other than MP 1.1, MP 1.2 and MP 1.3 where relevant and MP 3.3, does 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>
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<th>Period of intended or approved use</th>
<th>Application of performance criteria of this code</th>
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<td><strong>Accommodation where there is an employment agreement or where a rent is paid</strong></td>
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<td>42 days or less.</td>
<td>P20.</td>
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<tr>
<td>More than 42 days.</td>
<td>All criteria except P20.</td>
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<tr>
<td><strong>Temporary accommodation buildings 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.</strong></td>
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<tr>
<td>For buildings intended or approved for use on site for up to</td>
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<tr>
<td>(a) 112 days – P20; and</td>
<td></td>
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<tr>
<td>(b) more than 112 days - All criteria except P2, P3, P5, P6 and P7.</td>
<td></td>
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<tr>
<td><strong>Accommodation for private and domestic residential use</strong></td>
<td></td>
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<tr>
<td><strong>Temporary accommodation buildings intended for uses specified in (3) (c).</strong></td>
<td></td>
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<tr>
<td>P1 and P3.</td>
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Referral agency

The Local Government is a concurrence agency for any alternative solutions used to comply with performance criterion P1 under this part.
MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

Referenced documents

- MP 1.1 Design And Siting Standard For Single Detached Housing – On Lots Under 450m²
- MP1.2 Design And Siting Standard For Single Detached Housing – On Lots over 450m²
- MP 1.3 Design And Siting For Duplex Housing
- MP 4.1 - Sustainable Buildings
- BCA – Class 2 to 9 buildings Volume 1.
- AS/NZS 3823.2 Performance of electrical appliances – air-conditioners and heat pumps – energy labelling and minimum energy performance standard (MEPS) requirements

Definitions

- Note: Italicised words in the body of the text, other than legislation titles, are defined below.

**Air-conditioner** means an air-conditioner as defined in MP 4.1 of the QDC.

**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.

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

Energy Efficiency Ratio (EER) means the tested average energy efficiency ratio for cooling as specified in AS/NZS 3823.2.

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.

Required means required by this part.

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 means an approval period in accordance with P1 or A1 of this part.

Temporary accommodation centre means a group of temporary accommodation buildings where there are more than 20 beds.
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.
PERFORMANCE CRITERIA

Building standards

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; 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.

**Pest control**

**P7** Openings in the external walls of temporary accommodation buildings are adequately protected from airborne insects.

**A7** (a) Temporary accommodation buildings which are not air conditioned have fly screens fitted to every external opening of –
(i) a sleeping compartment, other
Dust control

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.

Vehicle access

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.

Outdoor amenity

Except for short term temporary accommodation, a temporary accommodation building provides suitable outdoor space with a sealed surface for the recreational use of residents.
(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

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; or

ii. in a separate building
from each sleeping compartment.

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 7.5m of line per bed; or

(ii) one 6.8kg heat operated drying cabinet or appliance 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

(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

A15 Sleeping compartments are provided
storage is provided for residents of temporary accommodation buildings.

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

A18 Where internet and telephone 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
Sustainable building measures

**Energy and water resources**

P19 A temporary accommodation building provides energy and water efficiency appropriate to the –

- class of the building; and
- length of the approval period.

A19 Temporary accommodation buildings have –

(a) energy efficient lighting complying with MP 4.1 of the QDC; and

(b) where hot water systems are installed, the hot water system is –

(i) solar; or

(ii) gas; or

(iii) electric heat pump water heaters; or

(iv) a combination of the above; and

(c) where connected to reticulated water systems –

(i) water pressure-limiting devices to restrict maximum water pressure to no more than 500 kilopascals (only required where the water pressures at the temporary accommodation building exceeds 500 kilopascals); and

(d) toilet cisterns complying with MP 4.1 of the QDC; and

(e) where new and replacement air-conditioners are installed, the air conditioners comply 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

A20 A temporary accommodation building or structure which is:

(a) intended or approved to remain on a site for periods of
(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;

(iv) health and amenity of persons to be accommodated in the building or structure.

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 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.