

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

<b>Purpose</b> .....	2
Commencement .....	2
Application of the <i>QDC</i> and its performance criteria .....	2
Referral agency .....	2
Referenced documents .....	3
Definitions.....	3
<b>Building standards</b> .....	<b>6</b>
Removal or demolition .....	6
<b>Health and amenity</b> .....	<b>7</b>
Siting requirements .....	7
Sleeping compartments .....	7
Finishing .....	7
Pest control.....	7
Dust control.....	8
Vehicle access.....	8
Outdoor amenity .....	8
<b>Facilities</b> .....	<b>9</b>
Bathing and sanitary facilities .....	9
Laundry.....	10
Kitchen.....	10
Refrigeration facilities .....	10
Dining facilities.....	11
<b>Sustainable building measures</b> .....	<b>12</b>
Energy and water resources .....	12
<b>Requirements for certain short term temporary accommodation buildings..</b>	<b>12</b>

---

## 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 T1**

Period of intended or approved use	Application of performance criteria of this code
<b>Accommodation where there is an employment agreement or where a rent is paid</b>	
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 (a) 112 days – P20; and (b) more than 112 days - All criteria except P2, P3, P5, P6 and P7.
<b>Accommodation for private and domestic residential use</b>	
<i>Temporary accommodation buildings</i> intended for uses specified in (3) (c).	P1 and P3.

### 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 450m<sup>2</sup>
- MP1.2 Design And Siting Standard For Single Detached Housing – On Lots over 450m<sup>2</sup>
- MP 1.3 Design And Siting For Duplex Housing
- MP 4.1 - Sustainable Buildings
- BCA – Class 2 to 9 buildings Volume 1.
- BCA – Class 1 and 10 buildings - Housing Provisions Volume 2.
- AS2890.1-1993: Parking facilities – off-street car parking.
- AS/NZS 3823.2 Performance of electrical appliances – air-conditioners and heat pumps – energy labelling and minimum energy performance standard (MEPS) requirements
- AS/NZS6400-2004: Water efficient products.

### 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 0.81m<sup>2</sup>, 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.

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

**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*.

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

***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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<b>Removal or demolition</b>	
<b>P1</b> <i>Temporary accommodation buildings</i> remain located on a site for an appropriate duration.	<b>A1</b> <i>Temporary accommodation buildings</i> , after an approved duration of no more than 24 months, are removed from the site or demolished.
<b>Building Code of Australia</b>	
<b>P2</b> <i>Temporary accommodation buildings</i> comply with the performance criteria of the <i>BCA</i> except for JP2 and JP3 of <i>BCA</i> Volume 1 and P2.6.2 of <i>BCA</i> 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.	<b>A2</b> <i>Temporary accommodation buildings</i> which are: a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the <i>BCA</i> 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 <i>BCA</i> 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.
<b>P3</b> <i>Temporary accommodation buildings</i> other than those in performance criteria P2 comply with the performance requirements of the <i>BCA</i> except for FP5.1 to FP5.6, JP2 and JP3 of <i>BCA</i> Volume 1 and P2.4.6 and P2.6.2 of <i>BCA</i> Volume 2.	<b>A3</b> <i>Temporary accommodation buildings</i> which are: a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the <i>BCA</i> 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 <i>BCA</i> 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.

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

### 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 5.6m<sup>2</sup> 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

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

than a door, window or other opening to a screened verandah; and

- (ii) 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 30m<sup>2</sup> for every 20 *sleeping compartments* or part thereof; or



---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

- (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 4.5m<sup>2</sup>, 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 4.5m<sup>2</sup>, 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

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

from each *sleeping compartment*.

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 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 0.7m<sup>3</sup>; 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

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

storage is provided for *residents* of *temporary accommodation buildings*.

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 18.4m<sup>2</sup> for each 20 *residents*, with an additional 0.92m<sup>2</sup> 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 0.7m<sup>3</sup> 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

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

- (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 –
- 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

---

## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

---

- 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;
  - (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.