

# REQUEST FOR CONCESSIONS FOT TINY HOUSE BUILDERS

As an INDUSTRY that represents **Affordable housing solutions** in the form of; Tiny Houses on wheels, studio style modulars and shipping container dwellings that do not exceed 60 m2 (enclosed area), located in Queensland; We need to know how to go about opening a conversation that we feel we must be exempt from some aspects of the NCC, **by necessity**, as follows:-

Is exempt from compliance with the NCC Liveable Housing Design Standard parts 1 to 5, and;

If connected to mains power by not more than 2, single phase, 15-amp connections, satisfies energy efficiency performance requirements when constructed as follows:

- Insulated Floor to R1.0
- Walls to R2.0
- Roof to R2.5 minimum
- Sarking to roof and walls
- Glazing not less than 4.0mm thickness;

## Justification for concessions;

1. The NCC Liveable Housing Design provisions are intended to enable dwellings to better meet the needs of the community, including older people and people with mobility limitations. Small footprint dwellings, in particular Tiny Houses on Wheels, with an enclosed area of less than 60 m2, also meet the needs of the community. Particularly people at risk of homelessness, single women, survivors of domestic violence, young people unable to afford conventional housing, seasonal and support workers.

The trailer base and dimensional constraints of Tiny Houses on Wheels means that compliance with access and spatial compliance elements of the Liveable Housing provisions is impractical and would have the impact of adding size and significant additional cost.

As a consequence, small footprint dwellings, including Tiny Houses on Wheels, cannot meet the compliance requirements for building approval and are therefore denied as an option for the community cohort that desperately needs access to affordable housing options.

2. The overarching goals of energy efficiency in the NCC are;
- a. to reduce energy consumption and energy peak demand
  - b. reduce greenhouse gas emission
  - c. improve occupant health and amenity

A Tiny House on Wheels with a floor area less than 60 m2 connected to power with 15-amp caravan cables, is simply not capable of consuming the energy of a fixed dwelling with direct mains electricity connection, so gross consumption and peak demand are automatically lower than conventional fixed dwellings.

Ensuring occupant health and amenity in a Tiny House needs careful consideration. Thermal comfort is part of this. Indoor air quality and condensation management are another part. Air quality and condensation management go hand in hand. Tiny volumes are quickly impacted by human activities such as breathing, cooking and showering. Avoiding the build-up of foul air and humidity is crucial. Exhaust equipment venting to the outside air for bathroom and kitchen spaces is essential and can be easily installed in tiny homes.

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**Organised on behalf of the Tiny Home Industry** by Phae Barrett

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Factory Tours of Tiny House Builders are available in Brisbane and Sunshine Coast by request

Delivered In Person at **Modern Homes Standards Expert Technical Forum** Level 17, 53 Albert Street Brisbane by:

Alphaline Tiny Homes  
 Tiny Home Central  
 Tiny Home Expo  
 Aussie Tiny Homes  
 Paradise Portables  
 LJM Tiny Houses  
 Off Grid Tiny Homes  
 Triple C Projects  
 Hauslein Tiny Homes  
 Kompak Living Co  
 GC Containers  
 Elements of Creation

**Also (not present) - builders at risk and in support of changes for tiny homes under 60 sqm:**

Sunshine Tiny Homes, Kookaburra Tiny Homes, Freestyle Tiny Homes, Nano Pods, Atlas Framing, Casa Tiny Houses, Teeny Tiny Homes, Lifestyle Cabins Unplugged, Uber Tiny Homes, Tiny Tect, Removed Tiny Homes, Havenwood Tiny Homes, Tiny Mobile, Haven Pods, Kookaburra Tiny Homes, Quokka Tiny Homes, Tiny Noosa, Wheelie Rooms, Elsewhere Pods, Chill mini Apartments, Nook Tiny Homes, Sustainable Living by Bellevue, Affordable Transportables, All Safe habitats, DC homes, Sonic Steel, My Little Big Home, Luxury pods, Bijou Homes, Big Life Tiny Homes, Goodwood Cabin Co, Aura Tiny Homes, Kingfisher Tiny Homes, Wee Livin Tiny Homes, BigTiny Homes, Tiny Home Adventures, Off with the Grid Homes, Sunny Life Homes, Humble Cabins, Cocoon Constructs, Salty Builds, Black Clay Homes, Ultimate Tiny Homes, Simplicity Tiny Homes, Elliott Tiny Homes, Evolution Tiny Homes, Coastal Tiny Homes, Humpy Co, Treehab Tiny Homes, Tiny Home & Co, Tiny Homes on the Rim, Ridgeline Tiny Homes, Tiny Home Solutions, Modern Tiny Homes, Hills Tiny Homes, Eco Designer Tiny Homes, 5 Star Tiny Homes, Nest Tiny Homes, Tall Tiny Homes, QS Tiny Homes, Trendy Tiny Homes, Hawke Mount tiny Homes, Sol Tiny Homes, Lusk Tiny Homes, Zedd Tiny Homes, Highlands Tiny Homes, Tiny Build Co, Freedom Living Solutions, Unplgd Tiny Homes, Complete Tiny Living, Tiny Solar Homes, NextGen Tiny Homes, Iconic Tiny Homes, Tiny Projects Co, Made by Bare, Zinc Studio, Australian Tiny Homes, Brad the Builder Tiny Houses, Base Cabin Architectural Tiny Homes, Piccolo Living, Ironbark Cabins, Candy Constructions, Evergreen Tiny Homes, Tiny Alternatives, Grand Tiny Homes, Humanitat, Egritech, Forest Creek Tiny, EcoZen Tiny Homes, Luxe Tiny Homes, Rolls Tiny Homes.



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