



Worker Accommodation Planning Regulations

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Contents

1.0	Introduction	4
1.1	Application	4
1.2	Regulation of Worker Accommodation.....	4
1.3	Temporary and Permanent Worker Accommodation	5
2.0	Worker Accommodation Planning Regulations	6
2.1	Purpose	6
2.2	Development Applications	6
2.3	Conditional and Prohibited Development and Designated Sites	6
2.4	Site Identification	7
2.4.1	Site Selection Criteria	7
2.4.2	Project Site Worker Accommodation.....	9
2.5	Definitions.....	9
	APPLICATION AND ENFORCEMENT OF WORKER ACCOMMODATION STANDARDS.....	13
	Table 1 - Worker Accommodation Planning Regulation (Large-scale Single Residential Facilities and Integrated Worker Accommodation Communities)	14
	Table 2 - Worker Accommodation Planning Regulation (Small-scale Residential Facility).....	30
	GENERAL REQUIREMENTS:	30

1.0 Introduction

The Ministry of Municipality and Environment (MME) Worker Accommodation Planning Regulations ('the Regulations') provide minimum planning standards for the selection and approval of suitable sites and for the on-site layout, design and provision of living amenities for worker accommodation. They cover development requirements which apply to the owners and operators of such facilities; and will be used to assess development applications for the establishment of temporary and permanent accommodation for workers. The Regulations do not cover other requirements relating to worker welfare, remuneration, training and safety, which are the responsibility of other authorities.

These Regulations apply to two categories, Small-Scale Single Residential Facilities (50-500 residents) and Large-Scale Single Residential Facilities (501 – 5000 residents). The Regulations are designed to ensure that accommodation is of a scale large enough to allow for the efficient and economic provision of necessary support services and facilities for residents. Accommodation providers are encouraged to exceed these standards.

Construction standards and materials used in the construction of the accommodation premises will be separately regulated by the Building Permit approval process and other applicable regulations. On site infrastructure standards will be set and assessed by the relevant service agencies.

1.1 Application

The Worker Accommodation Planning Regulations apply to both temporary and permanent accommodation premises and detail the requirements for worker accommodation site selection, for site layout and design, and the provision of living amenities for residents.

They have been prepared to facilitate MME assessments and decisions about the appropriate locations of worker accommodation facilities and the development of the sites.

1.2 Regulation of Worker Accommodation

The enforcement of worker accommodation facility regulation in Qatar is the responsibility of the Ministry of Administrative Development, Labor and Social Affairs. The legal basis for this is set out in the Resolution of the Minister of Labor and Social Affairs No.18 of 2014 – "Determining Conditions and Descriptions of the Appropriate Workers Accommodation".

The Planning Regulations are to be read in a way which gives effect to the intent of the Ministry of Administrative Development, Labor & Social Affairs' regulatory responsibility and any inconsistency should be decided in favour of the Ministry of Administrative Development, Labor & Social Affairs .

1.3 Temporary and Permanent Worker Accommodation

The terms “**temporary worker**” and “**permanent worker**” acknowledge that the workforce in Qatar comprises a permanent worker population, as well as a much larger workforce which is temporarily resident for a defined period according to the demands of specific projects. These projects can be for periods of 1-5 years or more, after which time the temporary workforce is disbanded and workers return to their countries of origin. The permanent workforce however, remains resident in Qatar for the long-term.

The term “**temporary and permanent accommodation for workers**” refers to the nature and duration of the accommodation facility for workers:

- “Temporary accommodation for workers” is established on selected sites for a defined period of time after which it is dismantled and removed.
- “Permanent accommodation for workers” is purpose-built accommodation established on selected sites and designed for permanent existence.

2.0 Worker Accommodation Planning Regulations

2.1 Purpose

The purpose of these Regulations is to ensure that the workforce in Qatar is provided with an adequate standard of accommodation which meets site planning and layout, living, social and recreational requirements. The Regulations specifically address, but are not limited to, the following development requirements:

- Individual, communal and recreational spaces
- Safety and security
- Sanitary and laundry facilities
- Catering facilities and potable water
- Recreational, leisure, sports and open space facilities
- Healthcare, first aid and medical services
- Access to purchase daily goods
- Religious facilities
- Emergency and fire safety facilities
- Transportation.

2.2 Development Applications

A development application must be submitted to the MME for temporary and permanent worker accommodation developments.

2.3 Conditional and Prohibited Development and Designated Sites

All proposals for temporary and permanent worker accommodation, are conditional developments¹ in the approved Zones or where sites are designated or approved by the MME and/or the Worker Accommodation Overlay Map, and are subject to the requirements of the Worker Accommodation Planning Regulations (Tables 1&2). Such accommodation is prohibited development in all other Zones.

The Regulations set out the minimum development standards for both small and large-scale Residential Facilities and Integrated Worker Accommodation Communities Facilities which

¹ Under Municipal Spatial Development Plans (MSDPs), the development of land within particular zones will be either:

- **Permitted** - does not require a development application but must comply with the relevant planning and building standards
- **Conditional** - requires a development application to the MMUP which will assess the site and proposed development against the Site Selection Criteria and the Worker Accommodation Planning Regulation, and issues conditions of approval if the site is considered suitable
- **Prohibited** – areas and zones where worker accommodation premises are not permitted and where an application for development approval cannot be made.



will be attached as conditions of approval. The regulations otherwise applying in the Zone do not have effect while the site is being used for worker accommodation purposes. Where a temporary accommodation site or facility ceases operation or the approval period expires, the land will either return to the original Zoning and former land use, or such other zoning and land use which the MME may from time to time decide.

Permanent accommodation sites or facilities (either designated or approved by the MME) will be zoned as “Special Use” and the standards of the Worker Accommodation Planning Regulations will apply.

2.4 Site Identification

2.4.1 Site Selection Criteria

When considering potential temporary or permanent worker accommodation sites, the following site selection criteria should be taken into account.

Worker Accommodation Site Selection Criteria (Temporary and Permanent Accommodation Facilities)

Located within a zone where worker accommodation is subject to the making of a development application for “Conditional Assessment”² and compliance with the Regulations. These zones are:

Permanent Accommodation Sites and Facilities:

- Low Impact Industrial Zone
- Identified on the Worker Accommodation Overlay Map

Temporary Accommodation Sites and Facilities:

- Low Impact Industrial Zone
- Greenbelt Zone
- Rural Desert Zone
- Identified on the Worker Accommodation Overlay Map

Unless identified on the Worker Accommodation Overlay Map, worker accommodation is prohibited in all other zones.

Good access to existing and committed/approved Mega projects (25km east-west and 30km north-south) - to ensure ready and timely access to employment sites.

Must not be within or close to residential uses in urban and rural areas (a minimum buffer of 5,000m).

² Conditional Assessment - requires a development application to the MME which will assess the site and proposed development against the Site Selection Criteria and the Worker Accommodation Planning Regulations, and issue conditions of approval if the site is considered suitable

Can be located within Low Impact Industrial zoned land (for temporary and permanent accommodation), or on Rural/Desert and Greenbelt zoned land (for temporary accommodation) - subject to assessment and approval, and where there are no detrimental impacts on the worker accommodation premises from other industrial or rural farming activities.

Must have convenient access to major road corridors and expressways beyond D-Ring Road (within 2,000m – 5,000m) - to ensure ready access to the project site from the place of residence.

Must be located with an adequate noise and amenity buffer from major road corridors and expressways (a minimum separation of 2,000m) – to ensure a livable environment for residents.

Must be in an area which is either already adequately serviced by infrastructure, or can be easily connected to required infrastructure -electricity, water, telecommunications, and sewerage (within 3,000m - 5,000m)– to ensure the worker accommodation sites will be supplied with essential infrastructure.

Must be located with an adequate noise and amenity buffer from any major utility corridor (1,000m) or future metro or long distance rail corridor (3,000m) - to ensure a livable environment for residents.

Must not be located within an identified *wadi* or *rawdah*, *ezbah*, or any environmentally protected areas, and include a buffer separation of a minimum of 1,000m from such areas and farm buildings.

Can be located on vacant land (government and/or private) – to avoid the need to remove existing uses or existing buildings.

Temporary sites (subject to assessment and approval) can be located on land designated for activities which are not required in the immediate future (beyond 7 years), and/or which may not be required beyond 10 years (related to FIFA needs and legacy objectives).

2.4.2 Project Site Worker Accommodation

On-site temporary Single Residential Facilities for workers (including small-scale accommodation facilities) in the form of modular units within a project site boundary will not generally be approved unless there is good reason to do so; examples would include where the project site is in a remote location which would necessitate long journey times or where there are significant benefits to both the workforce and project in being co-located.

The allowable maximum term of occupation and number of workers living in such circumstances will depend on the:

- nature and duration of the project
- site's unique characteristics
- ability to mitigate the adverse impacts of the project construction on the residents.

A Conditional Assessment development application must be made to the MME for approval to use such project sites for temporary worker accommodation. Minimum standards of amenity for residents must still be provided on-site in keeping with the intent of the Regulations. The opportunity to access off-site services and leisure opportunities away from the project site will also need to be made available by the employer; and will be reflected within the Conditional approval.

Such MME approved project site accommodation can only be used by employees whose substantive engagement relates to the project on the site. The temporary accommodation must be removed at the completion of the project for which it was constructed and cannot be used at any time or sub-leased for the benefit of any other project.

2.5 Definitions

For the purpose of this Regulation:

“Accommodation Operator” means the company or organization authorized to establish and operate a worker accommodation facility.

“Habitable Space or Room” means an area or room used for normal domestic activities (such as sleeping quarters, indoor recreational facilities, kitchens and dining rooms), but excluding toilet and bath facilities, laundries, water closets, refrigerated and grocery storage facilities.

“Integrated Worker Accommodation Community” means a cluster of four or more Large Scale Single Residential Facilities (each housing a minimum of 501 but not exceeding 5,000 residents). within a well-defined and planned community setting including a centralized and purpose-built

town center in a designated concession area which may contain retail, commercial, personal and recreational facilities and services, and has been designated as such by the MME.

“Municipal Spatial Development Plan” means a regulatory spatial land use plan for the municipality which may contain a Structure Plan, Town Center Plans, Action Area Plans, and detailed land use zones and regulations which are designed to inform and enforce decisions on future land use development within the municipality.

“Permanent Accommodation” means permanent residential dwellings constructed of permanent materials and intended for the permanent accommodation of workers. Includes ancillary buildings such as canteens, utility and service buildings, and recreational areas. Such accommodation will be located within the urban area on sites with good accessibility to project sites and major transportation networks.

Permanent accommodation buildings must satisfy minimum building permit standards and meet other amenity requirements, including for example:

- durability of external and internal construction materials sufficient for the life of the accommodation without requiring major repair or reconstruction
- structural soundness sufficient to satisfy the intended building loadings
- protection from fire with the provision of adequate fire safety standards such as smoke alarms and emergency exits
- defined living standards such as minimum space per bed, ventilation, air-conditioning, power points, storage lockers, and a minimum number of facilities such as toilets, bathrooms, kitchens and laundries
- amenities and services for residents such as medical aid, indoor and outdoor recreational facilities, television rooms, internet facilities, and access to shops for personal needs.

“the Regulations” means the Worker Accommodation Planning Regulations

“Large Scale Single Residential Facility” means an individual, self-contained residential accommodation facility and ancillary buildings for workers housing a minimum of 501 but not exceeding 5,000 residents, where provision is made for personal social and recreational amenities such as canteens, utility and service buildings, and recreational areas. There is no minimum site area but the site must be capable of accommodating residents at a maximum population density not exceeding of 600 persons/ha, and satisfying the various set back, landscaping, parking, ancillary building and outdoor recreational area requirements.

“Small Scale Single Residential Facility” means an individual, part or fully self-contained residential accommodation facility and ancillary buildings for workers, housing a minimum of 50 but not exceeding 500 residents, where an appropriate level of provision is made for personal,

social and recreational amenities such as canteens, utility and service buildings, and recreational areas.

“Site” means an identifiable area within a defined boundary.

“Sleeping Quarters” means a habitable room which contains one or more beds and which is predominantly used for sleeping.

“Temporary Accommodation” means residential accommodation and related ancillary buildings constructed of approved materials intended for the temporary accommodation of workers, and will be:

- designed to allow transition to another use or for the site to be rehabilitated to its original state;
- located on land consistent with the criteria established within the Planning Regulations;
- approved for a period up to four (4) years with an ability to extend the approval (subject to the continued compliance with all relevant requirement) for up to a further four (4) years (with a maximum total approval period of eight (8) years).

Such temporary accommodation will be located on approved sites with good accessibility to project sites and major transportation networks.

Temporary accommodation buildings (including modular units) must satisfy minimum building permit standards and meet other amenity requirements, including:

- durability of external and internal construction materials sufficient for the life of the accommodation without requiring major repair or reconstruction
- structural soundness sufficient to satisfy the intended building loadings applying to permanent buildings
- protection from fire with the provision of adequate fire safety standards such as smoke alarms and emergency exits
- defined living standards such as minimum space per bed, ventilation, air-conditioning power points, storage lockers, and a minimum number of facilities such as toilets, bathrooms, kitchens and laundries
- amenities and services for residents such as medical aid, indoor and outdoor recreational facilities, television rooms, internet facilities, and access to shops for personal needs.

“Town Center” means an area within an Integrated Worker Accommodation Community where facilities and services are located and intended for the benefit of all residents living within the several Single Residential Facilities which comprise the Integrated Worker Accommodation Community.

“Worker Accommodation” includes temporary and permanent Single Residential Facilities and Integrated Worker Accommodation Communities.

“Worker Accommodation Site” means the area occupied by an individual Single Residential Facility or an Integrated Worker Accommodation Community.

“Worker Accommodation Overlay Map” means a map prepared by the MME and contained in a Municipal Spatial Development Plan, which shows the location of worker accommodation sites in the Municipality.

APPLICATION AND ENFORCEMENT OF WORKER ACCOMMODATION STANDARDS

The enforcement of standards for Worker Accommodation facilities in Qatar is the responsibility of the Ministry of Administrative Development, Labor & Social Affairs. The legal basis for this is set out in the Resolution of the Minister of Labor and Social Affairs No.18 of 2014 – “Determining Conditions and Descriptions of the Appropriate Workers Accommodation”.

The MME’s Worker Accommodation Planning Regulations provide more detail about the requirements for worker accommodation site selection, for on-site layout and design, and the provision of living amenities for residents. They have been prepared to facilitate MME assessments and decisions about the appropriate location of worker accommodation facilities and the development of the sites.

The Regulations are to be read in a way which gives effect to the intent of the Ministry of Administrative Development, Labor & Social Affairs’ regulatory responsibility and any inconsistency should be decided in favour of the Ministry of Administrative Development, Labor & Social Affairs .

Table 1 - Worker Accommodation Planning Regulation (Large-scale Single Residential Facilities and Integrated Worker Accommodation Communities)

GENERAL REQUIREMENTS:

Temporary and Permanent Large-scale Single Residential Facilities will accommodate a minimum of 501 workers and not exceed a maximum of 5,000 workers in each separate self-contained single residential accommodation facility. This is to ensure safety, security, livability and the provision of necessary amenities for residents.

Where location conditions allow, approval may be granted to construct a MME designated Integrated Worker Accommodation Community comprising a grouping of four or more Large-scale Single Residential Facilities which are appropriately integrated within a well-defined and planned community setting.

LAND USE TABLE FOR TEMPORARY AND PERMANENT LARGE SCALE ACCOMMODATION FOR WORKERS (APPROVAL SUBJECT TO DEVELOPMENT APPLICATION PROCESS)

Zone	Permitted	Conditional	Prohibited
Low Impact Industrial (L Ind)	×	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility ▪ Permanent Single Residential Facility 	×
Greenbelt (GB)	×	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility 	Permanent Single Residential Facility
Rural Desert (RD)	×	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility 	Permanent Single Residential Facility
All other Zones	Single Residential Facilities (temporary and permanent) are prohibited in all other zones unless the site location has been designated by the MME, or identified on the Worker Accommodation Overlay Map prepared by the MME.		

Note 1: The Regulations apply to permanent and temporary accommodation developments proposed within each of the above Zones, and override the Zone Regulation applying to the site in the relevant zone. The Regulations set out the development standards which will be attached as conditions of approval.

Note 2: Where a temporary accommodation facility ceases operation the land will return to the original Zoning and former land use, and the previous development standards that apply under that zoning.

Note 3: The following standards apply to each Single Residential Facility whether it is a stand-alone facility or one of several single residential facilities within an Integrated Worker Accommodation Community, unless as otherwise specified in the table below.

SITE REQUIREMENTS		
	Single Residential Facility	Integrated Worker Accommodation Community:
1. Population capacity	a) Minimum 501 persons b) Maximum 5,000 persons	N/A
2. Maximum density	600 persons/ha	As per requirement for Single Residential Facilities (See Note 3)
3. Maximum building height for residential accommodation	a) G+3 for temporary accommodation b) G+3 for permanent accommodation	As per requirement for Single Residential Facilities (See Note 3)
4. Minimum building setbacks facility where the single residential facility is <u>not</u> part of an Integrated Worker Accommodation Community	a) Front = 5m minimum from an internal road or site front boundary b) Side and Rear = 3m minimum from a site boundary	N/A
5. Minimum building setbacks for single residential facilities within a designated Integrated Worker Accommodation Community	N/A	a) Single residential facility sites within an integrated worker accommodation community will be separated from any adjacent single residential facility by a development boundary or setback of 10m from any principal access road around or within the integrated worker accommodation community site (measured from the centreline of the adjacent road to the development boundary) b) Service or utility building (except LV electrical substations without generators) - 10m minimum from any residential building c) Diesel Generators - 50m minimum from any residential building d) Waste handling or sewage processing facility – 50m from any residential building or kitchen and canteen building
6. Separation between buildings	a) All buildings will be separated from one another by a minimum of 6m or in accordance with the provisions and requirements of NFPA 101, 5000 and Ministry of Interior (Civil Defence) requirements, whichever is the greater b) Adequate space will be provided for maintenance and service access around all buildings and facilities in accordance with the requirements of all utility and service providers (Kahramaa, Ashghal, Ooredoo, etc) c) Adequate space will be made for firefighting access around all buildings and facilities in accordance with the provisions and requirements of NFPA 101, 5000 and the Ministry of Interior (Civil Defence)	As per requirement for Single Residential Facilities (See Note 3)

7. Site coverage	a) Maximum 60% (temporary accommodation) b) Maximum 50% (permanent accommodation)	As per requirement for Single Residential Facilities (See Note 3)
8. Boundary fencing	a) Maximum height is 2.0m b) Rear and side boundary fencing to be constructed from solid permanent materials to provide acoustic and visual privacy c) Front boundary fencing to be transparent or semi-transparent	a) A fence or landscaping which defines the boundary of the integrated worker accommodation community site and contains defined access and egress points for road traffic b) Maximum fence or landscaping height is 2.0m
9. Building location	For temporary accommodation facilities , every building is: a) located on a base of compacted gravel base and is raised at least 450mm above the ground level at all points to prevent dampness and to permit free circulation of air beneath b) located more than 40m from any industrial or construction activity For permanent accommodation facilities , every building is: a) constructed on permanent footings in accordance with the building regulations b) located more than 40m from any industrial or construction activity	As per requirement for Single Residential Facilities (See Note 3)
10. Building orientation	Every building is designed and orientated to ensure adequate natural daylight into habitable rooms and for communal open space and recreational areas	As per requirement for Single Residential Facilities (See Note 3)
11. Car parking	a) Minimum of 1 on-site car parking space per 60 persons b) Minimum of 1 car parking space per 5 non-residential employees working within the residential facility	a) As per requirement for Single Residential Facilities (See Note 3) b) Town center parking provision to be subject to a Traffic Impact Assessment
12. Bus parking and boarding	a) Bus parking to be in a designated area outside and adjoining the single residential facility site b) Designated bus pick-up and drop-off points are to be situated so as to minimise the walking distance for workers c) Boarding bays to be a minimum of 20 m in length plus 5m each for incoming and outgoing tapers d) Parked buses to be a minimum of 40m from any residential building e) For small buses a minimum of 1 bus bay/parking space per 25	a) Bus parking to be in a separate designated area within the integrated residential community precinct b) Designated bus pick-up and drop-off points are to be situated so as to minimise the walking distance for workers c) Boarding bays to be a minimum of 20 m in length plus 5m each for incoming and outgoing tapers d) Parked buses to be a minimum of 40m from any residential building e) For small buses a minimum of 1 bus bay/parking space per 25 persons (taking into account 2-3 daily split-shifts)

	<p>persons (taking into account 2-3 daily split-shifts)</p> <p>f) For large buses a minimum of 1 bus bay/parking space for 50 persons (taking into account 2-3 daily split-shifts)</p> <p>g) Minimum parking dimensions for small bus - 8m length, 3.5m width, and 3.3m minimum headroom</p> <p>h) Minimum parking dimensions for large bus - 12m in length, 3.8m width, and 3.8m minimum headroom</p>	<p>f) For large buses a minimum of 1 bus bay/parking space for 50 persons (taking into account 2-3 daily split-shifts)</p> <p>g) Minimum parking dimensions for small bus - 8m length, 3.5m width, and 3.3m minimum headroom</p> <p>h) Minimum parking dimensions for large bus - 12m in length, 3.8m width, and 3.8m minimum headroom</p>
13. Site access and traffic management	<p>a) One main entrance for access and a separate main exit point to ensure site security and efficient traffic management.</p> <p>b) Site access must be designed and constructed to ensure safe entry and exit by vehicles and the safety and convenience of pedestrians</p> <p>c) Access by service vehicles will be via the main entrance points to ensure site security and efficient traffic management, and sufficient parking will be provided near the main facilities requiring deliveries and/or services</p>	<p>a) A minimum of three main entry and exit points with a separate ingress and egress for each to facilitate efficient traffic management and security</p> <p>b) Site access must be designed and constructed to ensure safe entry and exit by vehicles and the safety and convenience of pedestrians</p> <p>c) Access by service vehicles will be via the main entrance points to ensure site security and efficient traffic management, and sufficient parking will be provided near the main facilities requiring deliveries and/or services</p>
14. Internal roads and entrances facility	<p>a) Maximum width of 20m for internal roads</p> <p>b) All internal roads and car parks must be sealed with concrete pavers or bitumen and be maintained in good condition</p> <p>c) Internal access by buses within the site is restricted to designated set-down and pick-up points near residential accommodation facility entrances</p> <p>d) Service delivery areas will be screened/fenced where adjacent to residential accommodation buildings</p>	As per requirement for Single Residential Facilities (See Note 3)
15. Internal footpaths and access ways	<p>a) Internal footpaths and access ways must be designed to provide safe and convenient pedestrian and cycle movement</p> <p>b) Footpaths must connect residential buildings to bus set-down and pick-up locations, on-site communal open space areas, and recreational and social facilities</p> <p>c) Footpaths must be a minimum width of 2.0m</p>	As per requirement for Single Residential Facilities (See Note 3)
16. Protection from elements	Any habitable room that opens directly to the outside must be covered by a roof/awning/ with a minimum width of 1.5m or veranda with a minimum width of 1.5m	As per requirement for Single Residential Facilities (See Note 3)
17. Landscaping	<p>For temporary accommodation:</p> <p>a) Minimum of 7.5% of the accommodation facility site area must be</p>	As per requirement for Single Residential Facilities (See Note 3)

		landscaped with climatically appropriate shrubs and plants to provide communal open space areas, as well as landscape and buffer treatment for each residential module/set back area b) Communal open space areas will have a minimum dimension of 10 m For permanent accommodation : a) Minimum of 15% of the accommodation facility site area must be landscaped with climatically appropriate shrubs and plants to provide communal open space areas, as well as landscape and buffer treatment for each residential module/set back area. b) Communal open space areas will have a minimum dimension of 10 m	
18. Accommodation information	Facility Site	At each entrance to the accommodation facility site, signage must be clearly displayed in both Arabic and English with the following information clearly stated: a) Name and contact telephone number of the company running the accommodation b) Name and contact telephone number of the 'Accommodation Supervisor' c) The capacity of the accommodation and current number of occupants	As per requirement for Single Residential Facilities (See Note 3)
BUILDING MATERIALS			
		Single Residential Facility	Integrated Worker Accommodation Community:
19. Permanent Buildings	Accommodation	Must be constructed of permanent materials and comply with the required building permit and structural safety standards	As per requirement for Single Residential Facilities (See Note 3)
20. Temporary Buildings (including modular buildings)	Accommodation (including modular buildings)	Must satisfy building permit standards and meet other minimum standards, including: a) durability of external and internal materials sufficient for the life of the temporary accommodation without requiring major repair or reconstruction b) structural soundness sufficient to satisfy the intended building loadings that apply to permanent buildings	As per requirement for Single Residential Facilities (See Note 3)

SLEEPING QUARTERS		
	Single Residential Facility	Integrated Worker Accommodation Community:
21. Minimum area	6.0 m ² per bed space	As per requirement for Single Residential Facilities (See Note 3)
22. Minimum ceiling height	2.5m	As per requirement for Single Residential Facilities (See Note 3)
23. Shared sleeping arrangements	a) 1 person per single bed only b) No bed-sharing permitted between work shifts	As per requirement for Single Residential Facilities (See Note 3)
24. Minimum space between adjacent beds within a sleeping quarter	1.5m and separated by a privacy screen or curtain	As per requirement for Single Residential Facilities (See Note 3)
25. Beds	Not to exceed two tiers	As per requirement for Single Residential Facilities (See Note 3)
26. Bed standard	a) Bed to consist of solid, durable and fire resistant construction b) Mattress to be durable and impervious to moisture c) Beds to be a minimum of 1.0m x 2.0 m and a minimum height 300mm from bottom of mattress to the floor	As per requirement for Single Residential Facilities (See Note 3)
27. Personal storage space	1 personal storage unit per person for clothing and personal items, which is: a) lockable has minimum dimensions of 2.0m (height) x 800mm (width) x 600mm (depth) b) 1 linear meter of open shelf space per person	As per requirement for Single Residential Facilities (See Note 3)
28. Windows	a) Minimum 1 window (clear glass) per habitable room b) Minimum window area greater than 5% of floor area, subject to a minimum width of 1.2m and minimum area of 1.2m ² c) Minimum of one half of each window must be able to be opened for ventilation d) Windows to be provided with black out curtains or blinds with an external insect screen e) Windows at ground floor level will be provided with masharabiya type privacy screens	As per requirement for Single Residential Facilities (See Note 3)
29. Ventilation	a) Mechanical air conditioning is mandatory for all habitable rooms b) Air conditioning will have sufficient capacity to ventilate and cool a fully occupied room inclusive of any associated latent and reasonable heat loads such as lighting and electrical appliances that are normally in operation during the hottest periods all in accordance with ASHRAE Codes and Standards	As per requirement for Single Residential Facilities (See Note 3)

30. Electrical power points	<ul style="list-style-type: none"> a) 1 double power point conveniently located per bed and 1 additional double power point per room b) 1 task light for each person 	As per requirement for Single Residential Facilities (See Note 3)
TOILET AND BATH FACILITIES		
	Single Residential Facility	Integrated Worker Accommodation Community:
31. Communal toilet and bathing facilities	<p>Where the residential accommodation provides communal toilet and bathing facilities:</p> <ul style="list-style-type: none"> a) Bathing facilities shall be separated from toilet facilities b) Minimum 1 dual flush water cistern (maximum flush 4.5L/min), pan and toilet roll holder per 6 persons c) Minimum 1 urinal per 10 persons d) Minimum 1 basin unit per 3 persons with aerated hot and cold taps (maximum flow rate of 5 L/min) and liquid soap dispenser e) Minimum 1 shower cubicle/room per 6 persons with hot and cold water shower head and an aerated shower rose (maximum flow rate of 7 L/m) 	As per requirement for Single Residential Facilities (See Note 3)
32. Ventilation and lighting	<ul style="list-style-type: none"> a) Mechanical ventilation will be provided for all toilet and bathing spaces sufficient to ventilate and cool the occupied space in accordance with ASHRAE Codes and Standards b) Toilet and bathing areas will be lit at all hours of day and night in accordance with the relevant CIBSE/SLL Code 	As per requirement for Single Residential Facilities (See Note 3)
33. Maximum and minimum distance to facilities	<ul style="list-style-type: none"> a) No toilet/bath facility must be located closer than 25m to any dining or kitchen/meal preparation area b) Toilet and bath facilities must be located within a maximum of 50m to any sleeping quarters 	As per requirement for Single Residential Facilities (See Note 3)
UTILITIES AND SERVICES		
	Single Residential Facility	Integrated Worker Accommodation Community:
34. Infrastructure clearance distances	Clearances between power and other utilities will be maintained within the minimum spacing requirements in accordance with utility provider standards	As per requirement for Single Residential Facilities (See Note 3)
35. Diesel Generators (where access to reticulated power services is	Where diesel generators are to be used (e.g. in remote locations, while	As per requirement for Single Residential Facilities (See Note 3)

not available)	<p>awaiting reticulated electricity supply, or for emergency purposes), the following must be incorporated:</p> <ol style="list-style-type: none"> Generators and fuel farms will be designated as restricted areas and fenced off with appropriate security features and access controls. Safety signage will be erected including a telephone number for requesting access Generators must be installed on a concrete base with clearance of at least 1.2 meters all around the generator The diesel generator area must be secured and unauthorized access prevented to the diesel generator area Engineering controls such as acoustic screens must be provided to ensure noise levels do not exceed those detailed below (Noise and vibration impacts) Accommodation units are to be kept a minimum of 50 meters from the diesel generator installation A diesel tank of suitable capacity must be provided and set on a bunded hard standing, and the bund must be capable of containing 125% of the diesel tank capacity The bund for the diesel tank must be kept clear of debris and any water must be pumped out regularly and disposed of as contaminated waste Exhaust stacks for the diesel generators must be provided at a sufficient height to ensure exhaust fumes do not accumulate at ground level The design of the diesel generator set sizing and installation must allow for the accommodation facility requirements at 100% connected load without overloading the generators, and in anticipation of projected future loads 	
36. Liquefied Petroleum Gas (LPG)	Where LPG cylinders are used, they must be kept outside of cooking areas in a covered, well ventilated and secured area	As per requirement for Single Residential Facilities (See Note 3)
37. Power supply	<ol style="list-style-type: none"> On site power supply infrastructure (including substations, switching stations and enclosures) will be adequately sized considering 100% connected load plus future projected loads. Design and installation of the development power and electrical systems will comply with relevant Kahramaa requirements current at the time of contract award 	As per requirement for Single Residential Facilities (See Note 3)

	<ul style="list-style-type: none"> c) An alternative and/or back-up power supply will be provided for all essential and deemed critical loads (including but not limited to freezers, water pumps, sewage pumps, air-conditioning, and kitchen equipment)- d) Emergency and security lighting will be provided on a battery backup as per the NFPA 101 edition current at the time of approval and construction e) Electrical distribution equipment and switchgear will follow Kahramaa requirements for the assessed site loads and secured with proper access controls f) Lockout-tagout systems will be operated for all electrical systems in accordance with Kahramaa requirements 	
38. Potable water	<p>For temporary accommodation:</p> <ul style="list-style-type: none"> a) Permanent connection to the reticulated water system where this is available b) Water supplies provided by tanker where reticulated connection is not possible, must be of a safe and potable quality c) Adequate and convenient potable water supply capable of delivering 120 litres per person per day d) Distribution must be capable of supplying water at normal operating pressures to all fixtures for simultaneous operation. e) Minimum 1 drinking fountain supplying cold water per 20 persons f) Hot and cold water for washing and bathing must be provided at all times g) Water-tank storage (roof top and ground level tanks) must be sheltered, screened from view and insulated to allow for the provision of cold water h) Water tanks must be constructed of durable and non-toxic materials <p>For permanent accommodation:</p> <ul style="list-style-type: none"> a) Permanent connection to the reticulated water system b) Distribution must be capable of supplying water at normal operating pressures to all fixtures for simultaneous operation- c) Minimum 1 drinking fountain supplying cold water per 20 persons d) Hot and cold water for washing and bathing must be provided at all times 	As per requirement for Single Residential Facilities (See Note 3)
39. Window and door screens	All windows and doors must be screened to prevent insects and vermin	As per requirement for Single Residential Facilities (See Note 3)

	from entering the buildings	
40. Sewerage disposal	<p>a) Temporary and permanent worker accommodation sites must be connected to a municipal reticulated sewer system if available-</p> <p>b) Design and installation of the development sewage system will comply with relevant Ashghal requirements current at the time of approval and construction</p> <p>c) Where reticulated sewerage is not available and on-site sewerage collection and disposal is used, the following must be incorporated:</p> <ul style="list-style-type: none"> ▪ Sewer collections points must be installed in accordance with the Ministry of Environment regulations ▪ Sewer collections areas must be secured and unauthorized access prevented ▪ Accommodation units are to be kept a minimum of 50 meters from the sewer collection points ▪ Exhaust stacks for the sewerage collection point must be provided at a sufficient height to ensure fumes do not affect residential buildings, sleeping quarters, kitchens/dining areas and recreational buildings ▪ The design of the sewerage collection installation must allow for the accommodation facility requirements without overloading the system 	As per requirement for Single Residential Facilities (See Note 3)
41. Air-conditioning	<p>a) All sleeping quarters, dining and indoor recreational areas must be air-conditioned and the temperature be able to be controlled by the occupants of the room</p> <p>b) Split-systems, roof-top package, or centralised systems are to be used-</p> <p>c) Through-wall or through-window air conditioning units are not permitted-</p>	<p>a) As per requirement for Single Residential Facilities (See Note 3)</p> <p>b) District cooling can be provided within an integrated worker accommodation community where technically and economically feasible</p>
42. Lighting	<p>a) Lighting must be provided to all internal areas at a Minimum level of 150 Lux</p> <p>b) All fixed lighting must be ceiling mounted-</p> <p>c) Suspended lighting is prohibited-</p> <p>d) Lighting during hours of darkness must be provided to all public areas (including roads and external paths, bus set-down locations, canteen, grocery, laundry and medical facilities, waste disposal points and common outdoor recreational areas at a Minimum level of 50 Lux</p>	As per requirement for Single Residential Facilities (See Note 3)

43. Noise and vibration impacts	Noise disturbance (as measured inside the relevant receptor space) produced by all equipment (specifically diesel generator sets) will be designed so as not to exceed the maximum specified dB levels as follows: a) Sleeping quarters – 50 dBA max b) Recreational areas – 55 dBA max c) Canteens/Dining areas – 55 dBA max d) Vibration limits should be in accordance with BS 6841	As per requirement for Single Residential Facilities (See Note 3)
44. Pest control	Regular pest control services to be provided by a registered and licensed commercial pest control company	As per requirement for Single Residential Facilities (See Note 3)
LAUNDRY FACILITIES		
	Single Residential Facility	Integrated Worker Accommodation Community:
45. Washing and drying facilities	Must provide a fully catered laundry service to residents. This can be through a centralized laundry within the accommodation site facility, or by way of a commercial laundry provider.	As per requirement for Single Residential Facilities (See Note 3)
WASTE COLLECTION		
	Single Residential Facility	Integrated Worker Accommodation Community:
46. Garbage/Waste collection storage and collection	Recyclable and general waste rubbish bins must be provided: a) At a rate of 40 litres of general waste storage volume and 10 litres of recyclable waste storage volume per person b) Rubbish receptacles must be fly-tight, rodent-tight, impervious, cleanable or single service containers (disposable) and be regularly emptied and transferred to an on-site bulk waste storage area c) Waste storage areas must be within a maximum distance of 35m from residential buildings d) Outdoor bulk waste storage and handling areas (including garbage bin storage areas and liquid waste storage tanks) must be located at the rear of residential and/or community facility buildings, and be screened from view e) Garbage in bulk waste storage areas must be regularly removed from the premises by a registered and licensed commercial collection company f) Provision for separation and handling waste types (including	As per requirement for Single Residential Facilities (See Note 3)

	garbage bin storage areas and liquid waste storage tanks) will be made within a dedicated and separate area within the facility or a Utilities and Facilities Management area within an integrated worker accommodation community. This waste handling facility will be located at least 50m away from any habitable spaces, kitchens/dining areas and recreational buildings units	
CANTEEN AND COOKING		
	Single Residential Facility	Integrated Worker Accommodation Community:
47. Cooking within sleeping quarters	<ul style="list-style-type: none"> a) Cooking within sleeping quarters or living units is prohibited b) Facilities for the cooking of meals by residents (other than for the making of hot drinks), will not be permitted in residential accommodation buildings c) There must be no direct opening from sleeping quarters into a kitchen or dining hall 	As per requirement for Single Residential Facilities (See Note 3)
48. Kitchen	Kitchen facility must be in a building separated from the residential accommodation buildings and not to exceed maximum height of G+1	As per requirement for Single Residential Facilities (See Note 3)
49. Canteen and dining facilities	<p>The accommodation operator must provide and maintain:</p> <ul style="list-style-type: none"> a) A minimum of 1 catered canteen and dining facility per single residential facility (of up to 5,000 residents) b) The dining and server area will provide space at the minimum rate of 0.7m² per person (based on seating no more than 50% of residents at any one sitting) c) The canteen and dining facility will: <ul style="list-style-type: none"> ▪ have adequate lighting, ventilation and cooling ▪ have floors, walls and ceilings which are washable, and use non-absorbent, fire proof, light coloured and non-toxic materials ▪ have suitable refrigerated storage and grocery space with adequate lighting and ventilation ▪ have hand washing facilities equipped with non-hand operated type of tap, liquid soap, hand driers/disposable paper towels and foot operated waste bins d) Food serving areas will be designated/segregated so as to enable the optimum delivery of various meal types to suit the ethnicity of 	As per requirement for Single Residential Facilities (See Note 3)

	residents	
50. Food preparation	Where meals are prepared on site the design and operation of the kitchen facility will be in accordance with relevant codes and industry standards	As per requirement for Single Residential Facilities (See Note 3)
MEDICAL AND FIRST AID		
	Single Residential Facility	Integrated Worker Accommodation Community:
51. First Aid kits	Minimum 1 first aid kit must be provided and maintained in each indoor recreational room, kitchen and dining area	As per requirement for Single Residential Facilities (See Note 3)
52. Medical rooms and treatment Facilities	A dedicated walk-in clinic and medical staffing complying with Ministry of Public Health requirements-	a) As per requirement for Single Residential Facilities (See Note 3). b) Higher order medical treatment will be obtained from Ministry of Public Health facilities (Public Health Centers and Public Hospitals)-.
53. Ambulance Services	Ambulance access and parking is to be provided adjoining walk-in clinics in single residential facilities for the transfer of more serious medical cases and emergencies	As per requirement for Single Residential Facilities (See Note 3)
RECREATIONAL FACILITIES		
	Single Residential Facility	Integrated Worker Accommodation Community:
54. Indoor Passive Recreational Facilities	Must provide the following indoor passive recreational facilities each a minimum 50m ² in area, at the rate of 1 for every 500 persons comprising of (fully furnished): a) 1 television room with DVD player b) 1 reading room for newspapers, books and magazines, and internet facilities c) Air conditioning and access to natural light	a) As per requirement for Single Residential Facilities (See Note 3) b) Additional appropriate indoor passive recreational facilities to be provided in the Town Center
55. Indoor Active Recreational Facilities	a) Must provide a minimum of 1 indoor active recreational facility of a minimum 2,000m ² in floor area for every 501 - 5,000 persons to be used for indoor active recreational purposes (e.g. pool tables, table tennis, larger scale multi-purpose events and gatherings) b) The facility to be adequately lit and supplied with ventilation and cooling	a) As per requirement for Single Residential Facilities (See Note 3) b) Additional appropriate indoor active recreational facilities to be provided in the Town Center

56. Outdoor Recreational Area	Must provide a minimum of 1 outdoor recreational area with a minimum area of 1,440m ² per 500 persons capable of containing soccer/cricket pitch, basketball or volleyball courts	a) As per requirement for Single Residential Facilities (See Note 3) b) Additional appropriate outdoor active recreational facilities to be provided in the Town Center
57. Internet facilities	Must provide: a) Wireless internet connection within the Indoor Passive Recreational Facilities capable of catering for the ADSL traffic of the residential community at a speed rate of 2MB per second; and b) Minimum 1 communal computer connected to the internet per 100 persons	As per requirement for Single Residential Facilities (See Note 3)
58. Telephone facilities	Minimum 1 communal telephone per 100 persons must be provided in a booth or in a suitable location to allow users reasonable privacy	As per requirement for Single Residential Facilities (See Note 3)
SOCIAL FACILITIES		
	Single Residential Facility	Integrated Worker Accommodation Community:
59. General Store and Personal Services	a) A minimum of 1 local general store with a maximum floor area of 50m ² , must be provided within the accommodation facility or adjoining canteen/dining building for the sale of basic provisions to residents. b) Additional space should be provided for other personal services (e.g. barber, money transfer/postal services, mobile sales)	a) As per requirement for Single Residential Facilities (See Note 3) b) An additional purpose-built retail/commercial and personal services centre provided in a designated concession area in addition to the local general store for each single residential facility
60. Multi-Purpose/Education and Training Room	A minimum of 1 multi-purpose room per each 1,000 persons (or part thereof) must be provided with : a) A minimum area of 50m ² for each room b) Capacity to seat 50 persons in each training room c) Internet and audio-visual facilities d) Air conditioning and access to natural light	a) As per requirement for Single Residential Facilities (See Note 3) b) Education and training facilities can be provided alternatively through a centralized facility within the Town Center, serving one or more SRF's within the integrated worker accommodation community.
61. Mosques	Daily Prayer Mosque for a single residential facility a) 1 prayer space for every 4 worshipers b) Each prayer space to be no less than 0.6m x 1.3m c) Washing ablution facilities for daily prayer needs to be provided at the rate of 1 per 50 worshipers	Juma Mosque for an integrated Worker Accommodation Community a) In addition to daily prayer mosques within each single residential facility, a Juma mosque capable of accommodating the number of worshipers resident within the Integrated Worker Accommodation Community b) Minimum floor area of 1,600m ²

		<ul style="list-style-type: none"> c) To be located within the Town Center d) The Juma mosque will also be used for daily as well as weekly worship
62. Local Post Office Facility	A postal service for each single residential facility must be conveniently available to residents	As per requirement for Single Residential Facilities (See Note 3)
FIRE SAFETY		
	Single Residential Facility	Integrated Worker Accommodation Community:
63. Fire Safety Facilities	<ul style="list-style-type: none"> a) Fire-fighting facilities and services must comply with the Ministry of Interior (Civil Defence) requirements and operated 24hrs per day, 7 days per week within each single residential facility b) A fire and emergency evacuation plan must be created and prominently displayed in all habitable rooms and outdoor recreational areas which must be lodged with the Ministry of Interior c) Emergency evacuation drills must be carried out in accordance with Ministry of Interior regulation 	As per requirement for Single Residential Facilities (See Note 3)
64. Building design	<ul style="list-style-type: none"> a) Every building will be accessible by fire department apparatus by means of an emergency access route in accordance with Ministry of Interior (Civil Defence) requirements b) Construction, alteration, repair, equipment, use and occupancy, maintenance, relocation, and demolition of every building or structure, or any appurtenances connected or attached to such buildings or structures on site will comply with the provisions of the edition of Qatar Civil Defence Regulations, NFPA 5000 Building Construction and Safety Code, NFPA 101 Life Safety Code and associated codes current at the time of facility approval and construction 	As per requirement for Single Residential Facilities (See Note 3)
ACCOMMODATION ADMINISTRATION, POLICING AND CIVIL SECURITY FACILITIES		
	Single Residential Facility	Integrated Worker Accommodation Community:
65. Site Management Office and Maintenance Facilities	<p>Must provide:</p> <ul style="list-style-type: none"> a) A site management office to house management and administrative staff for a single residential facility b) A point of contact for 24/7 hour 7 days a week emergency matters c) On-site maintenance workshop for maintenance activities and 	Residential accommodation management and maintenance facilities can be centralized for an integrated worker accommodation community

	<p>equipment</p> <p>These management and maintenance facilities can be centralized for an integrated worker accommodation community</p>	
66. Police/Security Staff	<p>On-site policing and civil security services are to be provided in accordance with Ministry of Interior requirements appropriate for the population within a single residential facility and for an integrated worker accommodation community</p>	<p>As per requirement for Single Residential Facilities (See Note 3)</p>
67. Police/Security Facilities	<p>a) A security office to be provided at the entrance of each single residential facility</p> <p>b) Security guards must maintain a log of all visitors to the facility</p> <p>c) Security guards must take reasonable steps to ensure banned goods such as alcohol are not brought onto the site</p> <p>d) Security guards are must be trained in the emergency procedures and must play a key role in ensuring workers are evacuated from the facility in an emergency-</p>	<p>a) As per requirement for Single Residential Facilities (See Note 3)</p> <p>b) A main Security Office must be provided at the entrance point of an integrated worker accommodation community and be manned 24 hours a day.</p>

Table 2 - Worker Accommodation Planning Regulation (Small-scale Residential Facility)**GENERAL REQUIREMENTS:**

Temporary and Permanent Small-scale Residential Facilities will accommodate between a minimum of 50 workers and a maximum of 500 workers, with the level of amenity provided appropriate to ensure safety, security, livability and essential services for residents.

LAND USE TABLE FOR TEMPORARY AND PERMANENT SMALL-SCALE ACCOMMODATION FOR WORKERS (APPROVAL SUBJECT TO DEVELOPMENT APPLICATION PROCESS)			
Zone	Permitted	Conditional	Prohibited
Low Impact Industrial (L Ind)	✘	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility ▪ Permanent Single Residential Facility 	✘
Greenbelt (GB)	✘	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility 	Permanent Single Residential Facility
Rural Desert (RD)	✘	<ul style="list-style-type: none"> ▪ Temporary Single Residential Facility 	Permanent Single Residential Facility
All other Zones	Single Residential Facilities (temporary and permanent) are prohibited in all other zones unless the site location has been designated by the MME, or identified on the Worker Accommodation Overlay Map prepared by the MME.		

Note 1: The Regulations apply to permanent and temporary accommodation developments proposed within each of the above Zones, and override the Zone Regulation applying to the site in the relevant zone. The Regulations set out the development standards which will be attached as conditions of approval.

Note 2: Where a temporary accommodation facility ceases operation the land will return to the original Zoning and former land use, and the previous development standards that apply under that zoning.

Note 3: The following standards apply to each Single Residential Facility whether it is a stand-alone facility or one of several single residential facilities within an Integrated Worker Accommodation Community, unless as otherwise specified in the table below.

SITE REQUIREMENTS	
1. Population capacity	<ul style="list-style-type: none"> a) Minimum 50 persons b) Maximum 500 persons
2. Maximum building height for residential accommodation	<ul style="list-style-type: none"> a) G+3 for temporary accommodation b) G+3 for permanent accommodation
3. Minimum building setbacks facility where the single residential facility is <u>not</u> part of an Integrated Worker Accommodation Community	<ul style="list-style-type: none"> a) Front = 5m minimum from an internal road or site front boundary b) Side and Rear = 3m minimum from a site boundary
4. Separation between buildings	<ul style="list-style-type: none"> a) All buildings will be separated from one another by a minimum of 6m or in accordance with the provisions and requirements of NFPA 101, 5000 and Ministry of Interior (Civil Defence) requirements whichever is the greater b) Adequate space will be provided for maintenance and service access around all buildings and facilities in accordance with the requirements of all utility and service providers (Kahramaa, Ashghal, Ooredoo, etc) c) Adequate space will be made for firefighting access around all buildings and facilities in accordance with the provisions and requirements of NFPA 101, 5000 and the Ministry of Interior (Civil Defence)
5. Site coverage	<ul style="list-style-type: none"> a) Maximum 60% (temporary accommodation) b) Maximum 50% (permanent accommodation)
6. Boundary fencing	<ul style="list-style-type: none"> a) Maximum height is 2.0m b) Rear and side boundary fencing to be constructed from solid permanent materials to provide acoustic and visual privacy c) Front boundary fencing to be transparent or semi-transparent
7. Building location	<p>For temporary accommodation facilities, every building is:</p> <ul style="list-style-type: none"> a) located on a base of compacted gravel base and is raised at least 450mm above the ground level at all points to prevent dampness and to permit free circulation of air beneath b) located more than 40m from any industrial or construction activity <p>For permanent accommodation facilities, every building is:</p> <ul style="list-style-type: none"> a) constructed on permanent footings in accordance with the building regulations b) located more than 40m from any industrial or construction activity
8. Building orientation	Every building is designed and sited to ensure adequate natural daylight into habitable rooms and for communal open space and recreational areas

9. Car parking	<ul style="list-style-type: none"> a) Minimum of 1 on-site car parking space per 60 persons b) Minimum of 1 car parking space per 5 non-residential employees working within the residential facility
10. Bus parking and boarding	<ul style="list-style-type: none"> a) Bus parking to be in a designated area outside and adjoining the single residential facility site b) Designated bus pick-up and drop-off points are to be situated so as to minimise the walking distance for workers c) Boarding bays to be a minimum of 20 m in length plus 5m each for incoming and outgoing tapers d) For small buses a minimum of 1 bus bay/parking space per 25 persons (taking into account 2-3 daily split-shifts) e) For large buses a minimum of 1 bus bay/parking space for 50 persons (taking into account 2-3 daily split-shifts) f) Minimum parking dimensions for small bus - 8m length, 3.5m width, and 3.3m minimum headroom g) Minimum parking dimensions for large bus - 12m in length, 3.8m width, and 3.8m minimum headroom
11. Site access and traffic management	<ul style="list-style-type: none"> a) One main entrance for access and a separate main exit point to ensure site security and efficient traffic management. b) Site access must be designed and constructed to ensure safe entry and exit by vehicles and the safety and convenience of pedestrians c) Access by service vehicles will be via the main entrance points to ensure site security and efficient traffic management, and sufficient parking will be provided near the main facilities requiring deliveries and/or services
12. Internal roads and entrances facility	<ul style="list-style-type: none"> a) Maximum width of 20m for internal roads b) All internal roads and car parks must be sealed with concrete pavers or bitumen and be maintained in good condition c) Internal access by buses within the site is restricted to designated set-down and pick-up points near residential accommodation facility entrances d) Service delivery areas will be screened/fenced where adjacent to residential accommodation buildings
13. Internal footpaths and access ways	<ul style="list-style-type: none"> a) Internal footpaths and access ways must be designed to provide safe and convenient pedestrian and cycle movement b) Footpaths must connect residential buildings to bus set-down and pick-up locations, on-site communal open space areas, and recreational and social facilities c) Footpaths must be a minimum width of 2.0m
14. Protection from elements	Any habitable room that opens directly to the outside must be covered by a roof/awning/or veranda with a minimum width of 1.5m
15. Landscaping	<p>For temporary accommodation:</p> <ul style="list-style-type: none"> a) Minimum of 7.5% of the accommodation facility site area must be landscaped with climatically appropriate shrubs and plants to provide communal open space areas, as well as landscape and buffer treatment for each residential module/set back area b) Communal open space areas will have a minimum dimension of 10 m <p>For permanent accommodation:</p>

	a) Minimum of 15% of the accommodation facility site area must be landscaped with climatically appropriate shrubs and plants to provide communal open space areas, as well as landscape and buffer treatment for each residential module/set back area.
16. Accommodation Facility Site information	At each entrance to the accommodation facility site, signage must be clearly displayed in both Arabic and English with the following information clearly stated: a) Name and contact telephone number of the company running the accommodation b) Name and contact telephone number of the 'Accommodation Supervisor' c) The capacity of the accommodation and current number of occupants
BUILDING MATERIALS	
17. Permanent Accommodation Buildings	Must be constructed of permanent materials and comply with the required building permit and structural safety standards
18. Temporary Accommodation Buildings (including modular buildings)	Must satisfy building permit standards and meet other minimum standards, including: a) durability of external and internal materials sufficient for the life of the temporary accommodation without requiring major repair or reconstruction b) structural soundness sufficient to satisfy the intended building loadings that apply to permanent buildings
SLEEPING QUARTERS	
19. Minimum area	6.0 m ² per bed space
20. Minimum ceiling height	2.5m
21. Shared sleeping arrangements	a) 1 person per single bed only b) No bed-sharing permitted between work shifts
22. Minimum space between adjacent beds within a sleeping quarter	1.5m and separated by a privacy screen or curtain
23. Bed	Not to exceed two tiers
24. Bed standard	a) Bed to consist of solid, durable and fire resistant construction b) Mattress to be durable and impervious to moisture c) Beds to be a minimum of 1.0m x 2.0 m and a minimum height 300mm from bottom of mattress to the floor
25. Personal storage space	One personal storage unit per person for clothing and personal items, which is:

	<ul style="list-style-type: none"> a) lockable has minimum dimensions of 2.0m (height) x 800mm (width) x 600mm (depth) b) 1 linear meter of open shelf space per person
26. Windows	<ul style="list-style-type: none"> a) Minimum 1 window (clear glass) per habitable room b) Minimum window area greater than 5% of floor area, subject to a minimum width of 1.2m and minimum area of 1.2m² c) Minimum of one half of each window must be able to be opened for ventilation d) Windows to be provided with black out curtains or blinds with an external insect screen e) Windows at ground floor level will be provided with masharabiya type privacy screens
27. Ventilation	<ul style="list-style-type: none"> a) Mechanical air conditioning is mandatory for all habitable rooms b) Air conditioning will have sufficient capacity to ventilate and cool a fully occupied room inclusive of any associated latent and reasonable heat loads such as lighting and electrical appliances that are normally in operation during the hottest periods all in accordance with ASHRAE Codes and Standards
28. Electrical power points	<ul style="list-style-type: none"> a) 1 double power point conveniently located per bed and 1 additional double power point per room b) 1 task light for each person
TOILET AND BATH FACILITIES	
29. Communal toilet and bathing facilities	<p>Where the residential accommodation provides communal toilet and bathing facilities:</p> <ul style="list-style-type: none"> a) Bathing facilities shall be separated from toilet facilities b) Minimum 1 dual flush water cistern (maximum flush 4.5L/min), pan and toilet roll holder per 6 persons c) Minimum 1 urinal per 10 persons d) Minimum 1 basin unit per 3 persons with aerated hot and cold taps (maximum flow rate of 5 L/min) and liquid soap dispenser e) Minimum 1 shower cubicle/room per 6 persons with hot and cold water shower head and an aerated shower rose (maximum flow rate of 7 L/m)
30. Ventilation and lighting	<ul style="list-style-type: none"> a) Mechanical ventilation will be provided for all toilet and bathing spaces sufficient to ventilate and cool the occupied space in accordance with ASHRAE Codes and Standards b) Toilet and bathing areas will be lit at all hours of day and night in accordance with the relevant CIBSE/SLL Code
31. Maximum and minimum distance to facilities	<ul style="list-style-type: none"> a) Toilet and bath facilities must be located within a maximum of 50m to any sleeping quarters
UTILITIES AND SERVICES	
32. Infrastructure clearance distances	Clearances between power and other utilities will be maintained within the minimum spacing requirements in accordance with utility provider standards

33. Diesel Generators (where access to reticulated power services is not available)	<p>Where diesel generators are to be used (e.g. in remote locations, while awaiting reticulated electricity supply, or for emergency purposes), the following must be incorporated:</p> <ul style="list-style-type: none"> a) The Generator installation must be in accordance with all relevant codes and regulations applicable in the State of Qatar b) Generators and fuel farms will be designated as restricted areas and fenced off with appropriate fire safety, security features and access controls c) Safety signage will be erected including a telephone number for requesting access d) Generators must be installed on a concrete base with clearance of at least 1.2 meters all around the generator e) The diesel generator area must be secured and unauthorized access prevented to the diesel generator area f) Engineering controls such as acoustic screens must be provided to ensure noise levels do not exceed those detailed in Section 44 (Noise and Vibration Impacts) below g) Diesel generator installation are to be kept at a reasonable distance from accommodation units to ensure noise levels are minimized h) A diesel tank of suitable capacity must be provided and set on a bunded hard standing, and the bund must be capable of containing 125% of the diesel tank capacity i) The bund for the diesel tank must be kept clear of debris and any water must be pumped out regularly and disposed of as contaminated waste j) Exhaust stacks for the diesel generators must be provided at a sufficient height to ensure exhaust fumes do not accumulate at ground level k) The design of the diesel generator set sizing and installation must allow for the accommodation facility requirements at 100% connected load without overloading the generators, and in anticipation of projected future loads
34. Liquefied Petroleum Gas (LPG)	Where LPG cylinders are used, they must be kept outside of cooking areas in a covered, well ventilated and secured area
35. Power supply	<ul style="list-style-type: none"> a) On site power supply infrastructure (including substations, switching stations and enclosures) will be adequately sized considering 100% connected load plus future projected loads b) Design and installation of the development power and electrical systems will comply with relevant Kahramaa requirements current at the time of contract award c) An alternative and/or back-up power supply will be provided for all essential and deemed critical loads (including but not limited to freezers, waters pumps, sewage pumps, air-conditioning, and kitchen equipment) d) Emergency and security lighting will be provided on a battery backup as per the NFPA 101 edition current at the time of approval and construction e) Electrical distribution equipment and switchgear will follow Kahramaa requirements for the assessed site loads and secured with proper access controls f) Lockout-tagout systems will be operated for all electrical systems in accordance with Kahramaa requirements
36. Potable water	<p>For temporary accommodation:</p> <ul style="list-style-type: none"> a) Permanent connection to the reticulated water system where this is available b) Water supplies provided by tanker where reticulated connection is not possible, must be of a safe and potable quality c) Adequate and convenient potable water supply capable of delivering 120 litres per person per day d) Distribution must be capable of supplying water at normal operating pressures to all fixtures for simultaneous operation

	<ul style="list-style-type: none"> e) Minimum 1 drinking fountain supplying cold water per 20 persons f) Hot and cold water for washing and bathing must be provided at all times g) Water-tank storage (roof top and ground level tanks) must be sheltered, screened from view and insulated to allow for the provision of cold water h) Water tanks must be constructed of durable and non-toxic materials <p>For permanent accommodation:</p> <ul style="list-style-type: none"> a) Permanent connection to the reticulated water system b) Distribution must be capable of supplying water at normal operating pressures to all fixtures for simultaneous operation. c) Minimum 1 drinking fountain supplying cold water per 20 persons d) Hot and cold water for washing and bathing must be provided at all times
37. Window and door screens	All windows and doors must be screened to prevent insects and vermin from entering the buildings
38. Sewerage disposal	<ul style="list-style-type: none"> a) Temporary and permanent worker accommodation sites must be connected to a municipal reticulated sewer system if available. b) Design and installation of the development sewage system will comply with relevant Ashghal requirements current at the time of approval and construction c) Where reticulated sewerage is not available and on-site sewerage collection and disposal is used, the following must be incorporated: <ul style="list-style-type: none"> ▪ Sewer collections points must be installed in accordance with the Ministry of Environment regulations ▪ Sewer collections areas must be secured and unauthorized access prevented ▪ Accommodation units are to be kept at a reasonable distance from the sewer collection points ▪ Exhaust stacks for the sewerage collection point must be provided at a sufficient height to ensure fumes do not affect residential buildings, sleeping quarters, kitchens/dining areas and recreational buildings ▪ The design of the sewerage collection installation must allow for the accommodation facility requirements without overloading the system
39. Air-conditioning	<ul style="list-style-type: none"> a) All sleeping quarters, dining and indoor recreational areas must be air-conditioned and the temperature be able to be controlled by the occupants of the room b) Split-systems, roof-top package, or centralised systems are to be used c) Through-wall or through-window air conditioning units are not permitted
40. Lighting	<ul style="list-style-type: none"> a) Lighting must be provided to all internal areas at a Minimum level of 150 Lux b) All fixed lighting must be ceiling mounted c) Suspended lighting is prohibited d) Lighting during hours of darkness must be provided to all public areas (including roads and external paths, bus set-down locations, canteen, grocery, laundry and medical facilities, waste disposal points and common outdoor recreational areas at a Minimum level of 50 Lux

41. Noise and vibration impacts	Noise disturbance (as measured inside the relevant receptor space) produced by all equipment (specifically diesel generator sets) will be designed so as not to exceed the maximum specified dB levels as follows: a) Sleeping quarters – 55 dBA max b) Recreational areas – 60 dBA max c) Canteens/Dining areas – 60 dBA max d) Vibration limits should be in accordance with BS 6841
42. Pest control	Regular pest control services to be provided by a registered and licensed commercial pest control company
LAUNDRY FACILITIES	
43. Washing and drying facilities	Must provide a fully catered laundry service to residents. This can be through a centralized laundry within the accommodation site facility, or by way of a commercial laundry provider.
WASTE COLLECTION	
44. Garbage/Waste storage and collection	Recyclable and general waste rubbish bins must be provided: a) At a rate of 40 litres of general waste storage volume and 10 litres of recyclable waste storage volume per person b) Rubbish receptacles must be fly-tight, rodent-tight, impervious, cleanable or single service containers (disposable) and be regularly emptied and transferred to an on-site bulk waste storage area c) Outdoor bulk waste storage and handling areas (including garbage bin storage areas and liquid waste storage tanks) must be located at the rear of residential and/or community facility buildings, and be screened from view d) Garbage in bulk waste storage areas must be regularly removed from the premises by a registered and licensed commercial collection company e) Provision for separation and handling waste types (including garbage bin storage areas and liquid waste storage tanks) will be made within a dedicated and separate area within the facility.
CANTEEN AND COOKING	
45. Kitchenette	Kitchenette facility with a sink unit with hot/cold water for utensil washing, small refrigerator, and hot water for the preparation drinks and snacks, can be located within the same residential accommodation building on the ground floor, with a minimum of 10 meters separation from any major entrance and toilet/bath facility
46. Cooking within sleeping quarters	a) Cooking within sleeping quarters or living units is prohibited a) Facilities for the cooking of meals by residents (other than for the making of hot drinks in a kitchenette), will not be permitted in residential accommodation buildings b) There must be no direct opening from sleeping quarters into a canteen, kitchen or dining hall
47. Canteen and dining facilities	The accommodation operator must provide and maintain: a) A minimum of 1 catered canteen and dining facility per single residential facility (of up to 500 residents) b) The dining and server area will provide space at the minimum rate of 0.7m ² per person (based on seating no more than 50% of residents at

	<p>any one sitting)</p> <p>c) The canteen and dining facility will:</p> <ul style="list-style-type: none"> ▪ have adequate lighting, ventilation and cooling ▪ have floors, walls and ceilings which are washable, and use non-absorbent, fire proof, light coloured and non-toxic materials ▪ have suitable refrigerated storage and grocery space with adequate lighting and ventilation ▪ have hand washing facilities equipped with non-hand operated type of tap, liquid soap, hand driers/disposable paper towels and foot operated waste bins <p>d) Food serving areas will be designated/segregated so as to enable the optimum delivery of various meal types to suit the ethnicity of residents</p>
48. Food preparation	Where meals are prepared on site the design and operation of the kitchen facility will be in accordance with relevant codes and industry standards and shall be of an adequate size to cater for the total number of residents
MEDICAL AND FIRST AID	
49. First Aid kits	Minimum 1 first aid kit must be provided and maintained in each indoor recreational room, kitchen and dining area
50. Medical rooms and treatment Facilities	A dedicated walk-in clinic and medical staffing complying with Ministry of Public Health requirements, must be available and operated 24hrs per day, 7 days per week
51. Ambulance Services	Ambulance access and parking is to be provided adjoining walk-in clinics for the transfer of more serious medical cases and emergencies
RECREATIONAL FACILITIES	
52. Outdoor Recreational Facilities	<p>a) Outdoor recreational facilities to be provided which caters for the needs of the residents, for example, but not limited to basketball court.</p> <p>b) If these facilities cannot be provided on site (due to spacial constraints), the operator must ensure that these facilities are accessible to the workers with a maximum walking distance of 2km, and provided free-of-charge</p>
SOCIAL FACILITIES	
53. General Store and Personal Services	<p>a) A minimum of 1 local general store with a maximum floor area of 50m², must be provided within the accommodation facility or adjoining canteen/dining building for the sale of basic provisions to residents. Additional space should be provided for other personal services (e.g. barber, money transfer/postal services, mobile sales)</p> <p>b) If these facilities cannot be provided on-site (due to space constraint), the operator must ensure that these facilities are accessible within 2km walking distance from the residential accommodation</p>
54. Multi-Purpose/Education and Training/ Indoor Passive Recreational Room	<p>A minimum of 1 multi-purpose room, with :</p> <p>a) A minimum area of 50m² for each room</p> <p>b) Capacity to seat 50 persons in each training room</p> <p>c) Internet and audio-visual facilities</p>

	d) Air conditioning and access to natural light This room can be used for indoor passive recreational, for example, but not limited to television room
55. Mosques/Prayer Room	a) 1 prayer space for every 4 worshippers b) Each prayer space to be no less than 0.6m x 1.3m c) Washing ablution facilities for daily prayer needs to be provided at the rate of 1 per 50 worshippers
56. Local Post Office Facility	A postal service must be conveniently available to residents
FIRE SAFETY	
57. Fire Safety Facilities	a) Fire-fighting facilities and services must comply with the Ministry of Interior (Civil Defence) requirements and operated 24hrs per day, 7 days per week b) A fire and emergency evacuation plan must be created and prominently displayed in all habitable rooms and outdoor recreational areas which must be lodged with the Ministry of Interior c) Emergency evacuation drills must be carried out in accordance with Ministry of Interior regulation
58. Building Design	a) Every building will be accessible by fire department apparatus by means of an emergency access route in accordance with Ministry of Interior (Civil Defence) requirements b) Construction, alteration, repair, equipment, use and occupancy, maintenance, relocation, and demolition of every building or structure, or any appurtenances connected or attached to such buildings or structures on site will comply with the provisions of the edition of Qatar Civil Defence Regulations, NFPA 5000 Building Construction and Safety Code, NFPA 101 Life Safety Code and associated codes current at the time of facility approval and construction
ACCOMMODATION ADMINISTRATION, POLICING AND CIVIL SECURITY FACILITIES	
59. Site Management Office and Maintenance Facilities	Must provide: a) A site management office to house management and administrative staff b) A point of contact for 24/7 hour 7 days a week emergency matters c) On-site maintenance workshop for maintenance activities and equipment
60. Police/Security Staff	On-site policing and civil security services are to be provided in accordance with Ministry of Interior requirements appropriate for the population within the facility
61. Police/Security Facilities	a) A security office to be provided at the entrance of the facility b) Security guards must maintain a log of all visitors to the facility c) Security guards must take reasonable steps to ensure banned goods such as alcohol are not brought onto the site d) Security guards must be trained in the emergency procedures and must play a key role in ensuring workers are evacuated from the facility in an emergency

