

Minimum Standards for Prefabricated Housing Units

V01.00_February 2025

This document outlines the minimum standards for prefabricated houses to ensure adequate living conditions, and safety. These standards are designed to provide guidance on space allocation, living conditions, durability, protection, and services. The aim is to provide shelters that meet basic humanitarian needs while considering the local context in Gaza and it should be read alongside the [site planning Tip Sheet for temporary sites developed by the Site Management Working Group](#). These guidelines are based on Sphere and global recommendations, adapted for prolonged use in transitional shelter setting.

1. Living Space:

- Minimum 3.5 sq.m per person (excluding cooking, bathing, and sanitation areas).
- 5.5 sq.m per person when including internal cooking and sanitation facilities.
- Internal height: Minimum 2 m.
- Ensure **accessibility for people with disabilities** and older people.

2. Privacy:

- At least one internal partition to respect cultural practices, safety, and privacy (design should allow for fixed or movable partitions).

3. Thermal Insulation:

- Minimum 5 cm of EPS or equivalent insulation. U-values: 0.72W/m²K (walls, roof), 1W/m²K (doors, windows).
- Summer window shading above the window hinged so it can be flipped up in winter. Minimum the height of the window and 10cm wider than the window on each side
- Active cooling is recommended (e.g., evaporative coolers, fans, air conditioning).

4. Ventilation:

- Minimum ventilation rate of 10 ac/hr which can be achieved with 2 windows 60cm x 60cm or a pair of other equivalent holes on opposite walls or diagonal.
- Fan or other active cooling device.
- Openings should be easily closable/openable.

5. Lifespan & Durability:

- Minimum lifespan: 5 years with basic maintenance (e.g., cleaning roofs, drains).
- Corrosion-resistant steel, moisture-resistant and UV-resistant materials.

6. Protection & Safety:

- Lockable, durable doors and double-glazed windows with screens.
- Fire-resistant materials (minimum Bs2d1 and 60-minute resistance).

7. Electricity:

- The installation is equipped with protection boards and designed to meet the requirements for lighting, power, and, where relevant, cooking, heating, and cooling.
- Connection to solar panels with batteries or grid electricity.

8. Sanitary Facilities:

- If they include individual sanitary units, they must have access to sewage and water supply services.
- They should ensure privacy and dignity (lockable from inside, opaque cladding).
- For collective sanitary units, the recommendations of the SMWG should be followed.

9. Water Supply:

- For water supply, the recommendations of the SMWG in terms of distance to service points should be followed. Consider individual household water tanks for intermittent supply management.