



Smoke alarms

Smoke alarms save lives. Reports have found that the risk of death in a house fire is reduced by more than half if properly maintained smoke alarms are installed.

The *Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016 (Qld)* commenced on 1 January 2017 and imposes additional obligations on property owners/managers with regards to the installation and maintenance of smoke alarms at domestic dwellings.

If the existing smoke alarms were manufactured less than 10 years ago, and are still in good working order, they will comply with the new legislative requirements.

However, it is important for property owners/managers to understand the new requirements and the timeframes that apply.

Find out more about the new smoke alarm legislation from Queensland Fire and Emergency Services.

If you have questions concerning the new smoke alarm legislation, email SmokeAlarms@qfes.qld.gov.au.

How the new legislation effects dwellings being sold, leased or an existing lease is renewed

From 1 January 2017

When replacing smoke alarms, they must be of a photoelectric type which complies with Australian Standard (AS) 3786-2014.

Existing smoke alarms, manufactured more than 10 years ago, must be replaced (Note: smoke alarms should have the date of manufacture stamped on them).

Smoke alarms that do not operate when tested must be replaced immediately.

Existing hardwired smoke alarms, that need replacing, must be replaced with a hardwired photoelectric smoke alarm.

From 1 January 2022

Smoke alarms in all dwellings must:

- be photoelectric (AS 3786-2014); and
- not also contain an ionisation sensor; and
- be less than 10 years old; and
- operate when tested; and
- be interconnected with every other smoke alarm in the dwelling so all activate together; and
- be either hardwired or powered by a non-removable 10-year battery.

Smoke alarms must be installed on each storey:

- in each bedroom; and
- in hallways which connect bedrooms and the rest of the dwelling; or
- if there is no hallway, between the bedrooms and other parts of the storey; and
- if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

In addition to the above, property owners/managers must:

- test and clean smoke alarms and replace any flat or nearly flat batteries within 30 days of the start or renewal of a tenancy
- not remove a smoke alarm or a battery (other than to replace it), or do anything to reduce the effectiveness of the alarm e.g. paint it.

Tenants must:

- test and clean (by vacuuming or dusting) smoke alarms at least once every 12 months
- replace any flat or nearly flat batteries
- advise the property owner/manager if there is any issue with the alarm (apart from batteries)
- allow the property owner/manager right of entry to install smoke alarms.
- not remove a smoke alarm or the battery (other than to replace it), or do anything to reduce the effectiveness of the alarm e.g. paint it.

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