



SUNSTATE
PROPERTY COMPLIANCE

**We only
use
Photoelectric
Alarms**

Fact Sheet **Smoke Alarms**

When you go to sleep, your sense of smell also goes to sleep. If there is a fire, toxic fumes may overcome you before you wake up. Smoke alarms are devices that detect smoke and sound an alarm when activated. Smoke alarms alert and wake people allowing valuable time to get out of a house during a fire. Smoke alarms should not be confused with smoke detectors, which are devices without an audible alarm function. Smoke detectors are generally used in commercial premises and connected to a central fire alarm system.

Reports indicate that the risk of death in a house fire is reduced by more than half if a properly maintained smoke alarm is installed.

Legislation

Legislation in Queensland requires the installation of smoke alarms in all domestic dwellings. This includes rental properties. This legislation came into effect on 1 July 2007 and it details the ongoing smoke alarm maintenance obligations of landlords and tenants.

For a full list of both landlord and tenant responsibilities to this legislation please visit www.fire.qld.gov.au or www.rta.qld.gov.au

What you need to do

- ▶ Install smoke alarms that complies with Australian Standard 3786-1993
- ▶ Install smoke alarms outside sleeping areas.
- ▶ Install smoke alarms on each level of the dwelling.
- ▶ Replace smoke alarms before the end of their service life. Smoke alarms expire every 10 years, even 240 volt hardwired smoke alarms.
- ▶ Inspect, Service and Maintain smoke alarms, within 30 days before the start of a new lease or lease renewal.
- ▶ Provide the tenant with information about smoke alarm maintenance obligations of both the landlord and tenant upon signing the tenancy agreement.

Failure to comply with legislative requirements can result in prosecution

Why do my smoke alarms go off for no reason?

Smoke alarms are sensitive devices and do not usually sound for no reason. However below are some possible causes why they might false alarm.

Remember, these simulate smoke and this does not mean your smoke alarm is faulty.

- | | |
|----------------------------|---------------------------------------------------------------------------------------------------------------|
| ▶ Cooking fumes. | ▶ Lawn mower fumes. |
| ▶ Steam from the bathroom. | ▶ Humidity/Moisture build up from condensation or rain. |
| ▶ Paint and Perfume fumes. | ▶ Electrical spikes and power interruptions. |
| ▶ Dust and Insects. | ▶ Drops and rises in temperature – that's why it goes off in the middle of the night or early in the morning. |

Tip – Try Vacuuming your smoke alarm whilst it's going off and see what happens

Why does my smoke alarm still beep after I have changed the battery?

After you replace the batteries in your smoke alarm you may find that your alarm continues to beep at you.

This is normal. After battery replacement some alarms go into a "RESET MODE" and unfortunately some make the same sound as a flat battery. If you leave this for 30-45mins you will find that the beeping will stop. If after this time it is still beeping check that you have the battery in the right way eg: + to + and – to –.

1300 722 552

www.sunstatepropertycompliance.com.au