

INFORMATION ON SMOKE ALARMS

Smoke Alarms - Since February 1997 self contained smoke alarms complying with AS 3786-2014, have been required to be installed in each existing dwelling or sole occupancy unit (Flats, Town houses, Units) in appropriate locations on or near the ceiling of every storey.

Statistics prove that installation and correct operation of smoke alarms have saved many lives since the legislation was introduced.

Smoke alarms installed in existing buildings (or parts) are only required to have an internal battery power supply. If you construct a new dwelling/additions smoke alarms are required to be hard wired.

It is the owner's (landlord's) responsibility to install smoke alarms in rented premises.

Location - House fires are life threatening, particularly at night when you are sleeping - smoke from a fire will not normally wake you when you are asleep.

In deciding on the position of smoke alarms it is important to remember that they are intended to detect smoke before it reaches the sleeping occupants of a building. The ensuing alarm is designed to wake the occupants and give them time to evacuate the building.

Maintenance of Smoke Detectors - For smoke alarms to be effective, it is important that they are adequately maintained. The operation of most smoke alarms can be readily checked by depressing a button on the outside of the alarm.

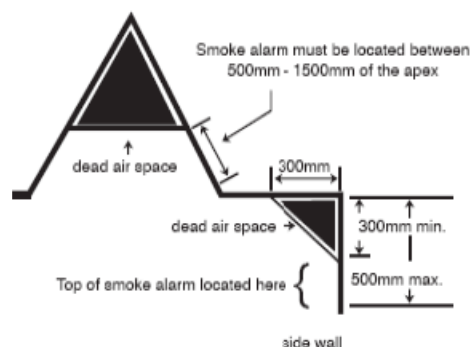
The battery in most smoke alarms will need to be renewed on an annual basis (lithium batteries lasting up to seven years are also available). Smoke alarms should emit a warning sound when the battery needs replacement. The alarm should also be cleaned annually. This usually involves carefully vacuuming to remove dust particles that may affect the operation of the unit.

Hard wired smoke alarms - As from the 14 June 2005, all existing Class 1b (Student Accommodation or Bed and Breakfast), Class 3 (Accommodation, Motel) or a Class 9a (Residential Care) buildings constructed, or for which a building approval or building permit was granted before 1 August 1997, must have the smoke alarms changed to be hard wired (powered from the mains electricity power supply). The smoke alarms must be installed in appropriate locations on or near the ceiling of every storey of the building and comply with Australian Standard 3786-2014.

Alternatively you may install a smoke detection system complying with AS 1670.1-2015 Fire detection, warning, control and intercom systems - System design, installation and commissioning - Part 1: Fire.

As these installations relate to an "essential safety measure" a building permit must be obtained prior to the installation to ensure that the locations are in accordance with the Building Regulations.

Contact the Council on 9518 3555 or visit the Building Unit at the Civic Centre.



The installation and the appropriate locations of smoke alarms referred to above must be in accordance with Practice Note 2006-27 issued by the Victorian Building Authority (VBA). For further information contact www.vba.vic.gov.au

Ownership - The Building Regulations 2018 defines owner in relation to a dwelling, a sole-occupancy unit or a building to mean-

(a) in the case of a dwelling, sole-occupancy unit or a building being purchased under a terms contract (within the meaning of the Sale of Land Act 1962) under which the purchaser has become entitled to possession or to the receipt of the rents and profits, the purchaser of that dwelling, sole-occupancy unit or building; and

(b) in the case of any other dwelling, sole-occupancy unit or building, the owner of that dwelling, sole-occupancy unit or building.

Helpful Links:

- www.cfa.vic.gov.au
- www.frv.vic.gov.au
- www.vba.vic.gov.au

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