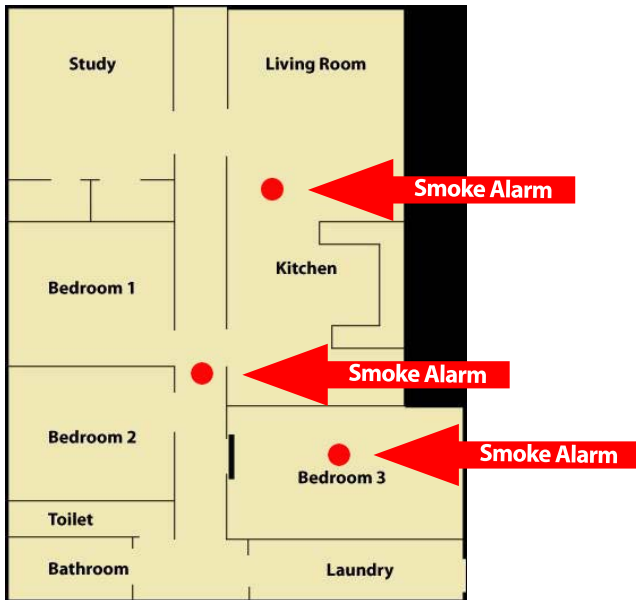


# SMOKE ALARMS



**For houses with a common hallway, install smoke alarms –**

- o Between the kitchen/living areas
- o In the common hallway that connects all bedrooms
- o Inside any room where someone sleeps with the door closed



## Living with your smoke alarm

Home owners are required to test and maintain each smoke alarm at least once every 12 months.

Tenants are required to test and maintain each smoke alarm at least once every 12 months and advise the owner or agent if the alarm does not function.

Property managers or other nominated persons may act on behalf of the owner to maintain, test or replace alarms.

Only **working**  
**smoke alarms**  
save lives.



**Fire and Emergency Regulations now require installation of approved smoke alarms in residential premises or movable dwellings**

Since 1 May 2014, for new or renovated homes, there is a requirement under the National Construction Code (NCC) - Building Code of Australia (BCA); part 3.2.7; section 3.7.2.2; sub-section (d) that where there is more than one alarm they be interconnected.



**Smoke Alarms Save Lives**  
[www.fire.nt.gov.au](http://www.fire.nt.gov.au)

**NT Fire and  
Rescue Service**



## Only working smoke alarms save lives.

Your working smoke alarm combined with a well rehearsed exit plan could make all the difference in ensuring a safe and successful emergency exit.

It only takes 2 – 3 minutes for small fire to take over an entire room. That's why here in the Territory, working smoke alarms now have to be in **every home** or **residential dwelling**. Residential dwellings include moveable dwellings such as **caravans** and temporary accommodation including safari-style tents.

This regulation has been in place since 01 November 2011.

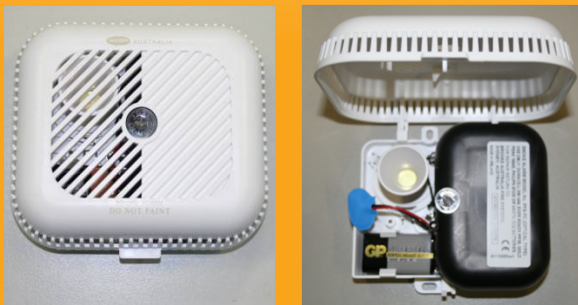
## What is an approved smoke alarm?

An approved smoke alarm is a **photoelectric** type smoke alarm that -

- (a) complies with AS 3786 (Smoke alarms); and
- (b) is hard wired or is a sealed 10 year lithium battery unit.

**Hard Wired:** 240 volt (mains power) with 9 volt replaceable backup battery. This unit must be installed by a licensed electrician.

**Sealed:** 10 year sealed lithium battery unit. This unit can be manually installed according to the manufacturer's instructions.



Residential properties that are owner occupied and have non approved smoke alarms installed can replace them with compatible photoelectric alarms immediately or defer replacement until the alarms cease to function. Home owners may choose to replace their alarms sooner but this is not a legal requirement.

## What if I live in Northern Territory Government (NTG) public housing?

Your smoke alarm is a 10 year sealed battery unit which will be replaced on expiry by the NTG Public Housing Maintenance. If you have any queries contact your Tenancy Manager.

## Buying, Selling or Leasing

Where residential property owners are renewing a tenancy or selling a property or dwelling, approved photoelectric smoke alarms must be installed by the owner prior to the occupancy of the tenant or completion of the sale transaction.

In the case of a leased property, once the landlord installs approved smoke alarms, it is then the tenants' responsibility to maintain those alarms in good working order.

## Residential dwellings

If your home was built **before** 7 January 1998 and you don't have smoke alarms installed, you need to install an approved **photoelectric smoke alarm**. This ruling also applies to any home that has undergone major renovations since 1998.

All homes built **after** 7 January 1998 should already be fitted with hard wired smoke alarms connected to 240 volt mains power (Building Code of Australia) and comply with Australian Standard (AS) 3786. If ionisation alarms have been installed, you do not have to replace them with hard wired photoelectric alarms until:

- o the current alarm ceases to function
- o the premises is sold or rented
- o a tenancy agreement for the premises is renewed or extended; or a hire agreement for the premises is entered into or renewed or extended.

## Caravans, demountables or moveable dwellings

Photoelectric smoke alarms must be installed in all moveable dwellings used for residential purposes or for sleeping. This includes permanently sited tents that are used or offered for use for residential purposes, caravans, holiday vans, park van annexes and associated structures, regardless of whether they are registered for road use or not.

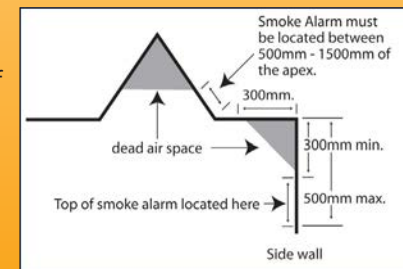
Caravans, demountables and moveable dwellings have limited escape options in fire events. Because caravans are made of lightweight and highly combustible fittings you have just a few seconds to escape a burning caravan. The warning a smoke alarm gives can mean the difference between a safe exit and a far more serious outcome.

## Where is the best place to install smoke alarms?

Locate smoke alarms between each bedroom area and the rest of the house. In addition, inside any bedroom where someone sleeps with the door shut.

Smoke alarms should be installed on or near the ceiling, with special care taken to avoid installation in the following areas:

- o the apex of cathedral ceilings
- o the corner junction of walls and ceilings
- o between exposed beams, where there may be a dead air space.



If it is not practical to install the smoke alarm on the ceiling, then it may be installed on the wall between 300mm to 500mm below the ceiling.

For cathedral ceilings, between 500mm and 1500mm from the apex to the top of the alarm..

## Multilevel homes and properties

If you are installing smoke alarms in a multilevel home or property install an additional alarm in the stairway between each level.

