

ARE YOU CONFUSED BY THE NEW SMOKE ALARM LAWS?

What you need to know about the new Smoke Alarm Legislation for Queensland

Smoke alarm legislation for Queensland may sound complicated. Let us break it down into simple terms for you.

When do the new laws commence?

- From January 1, 2017, every new or significantly renovated Queensland residence will need to be fitted with photoelectric, interconnected smoke alarms.
- Any smoke alarm being replaced after January 1, 2017 must be a photoelectric smoke alarm.
- All houses built before 2017 which are leased or sold, has until January 2022 to comply with the new regulations.
- All owner-occupied private dwellings will need to comply with the legislation within 10 years (January, 2027)

What kind of Smoke Alarms are required?

- 240V mains powered interconnected photoelectric smoke alarms or
- Photoelectric smoke alarms that are powered by a sealed 10-year battery and interconnected between each alarm

Do they have to be Hard Wired (240V)?

No, as long as the alarms are interconnected. When one alarm goes off all the other alarms are triggered to go off at the same time alerting all tenants of any danger.

Can I use my alarms that are already installed?

Sometimes, is the simple answer. Alarms need to be interconnected, not all alarms are capable to "talk" to each other. Most 240V alarms can be adapted to be utilised but 9V alarms are not. Each residence will need to be assessed on a case by case basis to determine the best (and cheapest) option for the landlord.

Where must the alarms be?

Smoke alarms are required to be located on each level;

- in every bedroom;
- in hallways, which connect bedrooms and the rest of the dwelling;
- if there are no bedrooms on a level, at least one smoke alarm must be installed in the path of exit to the dwelling.



What will it cost me?

To bring a residence up to date with the new laws will not be a cheap exercise for landlords, so planning for the due date is important for landlords.

- **240V Interconnected Alarms installed - \$229 each**
- **9V RF Interconnected Alarms installed - \$229 each**

This does not include Service Call to assess what alarms are required.

A couple of examples:

House 1:

A 4 bedroom house (built after 1997) which currently has 2 Hard Wired Smoke Alarms in the Hallways. Landlord will need to install 4 New Hard Wired Alarms (approx. \$920) in the bedrooms and convert the existing 2 alarms to interconnect with the new alarms (approx. \$400) bringing a once off cost of \$1320.

Unit 1:

A 2 bedroom unit (pre 1997) which currently has one 9V smoke alarm in the hallway. Landlord will need to install 3 interconnected Radio Frequency smoke alarms (approx. \$600) or install 3 interconnected Hard Wired smoke alarms (approx. \$690).

Please Note: Each residence will require a different combination of Hard Wired and RF 9V alarms. Multi-level buildings will require extra wiring due to interconnection between levels (if not already connected).

Property owners/managers must:

- install smoke alarms complying with Australian Standard 3786-2014
- replace smoke alarms before the end of their service life (smoke alarms are required to have a recommended service life of at least 10 years under normal conditions of use)
- test and clean smoke alarms and replace any flat or nearly flat batteries within 30 days of the start or renewal of a tenancy.

Penalties apply to property manager/owners for not complying with these requirements.

Note: As this legislation has only just been introduced, more alarms will come to market in the future to make life a lot simpler for both Landlords and Installers. Checkmate Safety keeps up to date with the latest technology, so when something new arrives we will be all over it.

If you have any questions about the new Smoke Alarm Legislation or our Smoke Alarm Servicing Packages please call 1300 00 2468 or email info@checkmate.net.au