



Smoke alarms in leased residential properties

ACT Fire & Rescue recommendations

- Alarms should be compliant with the relevant standard, AS3786-2014;
- Alarms are installed on or near the ceiling in bedrooms or the hallway or corridor that serves it;
- Smoke Alarms should be inspected and tested in accordance with the manufacturers recommendations;
- Batteries are replaced every 12 months at the end of daylight savings.
- Where multiple alarms are installed they are interconnected;
- Smoke alarms are connected to the consumer mains (240V);
- Installation of Photoelectric smoke alarms as they may be more effective in detecting smoldering fires;

Effective from 24th August 2017 there will be an amendment to the Residential Tenancies Act. This amendment will require all leased properties in the ACT to be fitted with smoke alarms. It also defines the responsibility of the property owner and the tenant.



Existing Tenancy Agreements

Responsibility of the property owner:

The property owner has until 24th August 2018 to install a smoke alarm that complies with AS3786-2014.

- a) if there are no smoke alarms installed at the property or
- b) the current smoke alarms installed at the property do not comply with AS3786-2014 (most smoke alarms have a life span of 10 years)
- c) Smoke alarms may be - Battery operated or connected to consumer mains.

Responsibility of the tenant:

The tenant must replace a battery in the smoke alarm whenever necessary.

New Tenancy Agreements:

Property owners must not enter into a residential tenancy agreement with a tenant, unless smoke alarms are installed at the premises.

For further information please refer to *Residential Tenancies Act 1997*, *Residential Tenancies Regulation 1998*, *Australian Standard 3786-2014*, *Building Act 2004*, and *Building Regulation 2008*.



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