

WHAT IF I AM A LANDLORD?

You are required by law to install and maintain smoke alarms in your rental property.

- The minimum legal requirement is an alarm in accordance with the smoke alarm Australian Standard. This can be met by a 9-volt battery operated smoke alarm, with a one-year battery for dwellings built before 1997. However, a good quality 10-year battery alarm or hard-wired alarm is more reliable and may be more effective in the long term. Homes built after 1997 must have hard-wired alarms fitted.
- You must test and clean each smoke alarm within 30 days before the start of a tenancy agreement.
- In addition you must replace, in accordance with the manufacturer's instructions, each battery in the smoke alarm that is flat or that you or your agent is aware is almost flat within 30 days before the start of a tenancy.
- You must replace the smoke alarm unit before it reaches the end of its service life. Service life of a smoke alarm is usually indicated by the warranty offered by its manufacturer.
- If your smoke alarm reaches the end of its service life, you must replace it immediately.
- Where notified by a tenant that a smoke alarm is not operating, you should have the smoke alarm checked by a competent professional, and as required, repaired or replaced.

Insurance – Property Owners

- Industry figures show that people underinsure.
- Adequate insurance cover can provide peace of mind if your home and belongings are damaged or lost to fire.
- Most insurance companies offer specific landlord policies.
- As a property owner your home insurance policy could be affected by whether you have a smoke alarm installed.
- Check with your specific insurance provider.

WHAT IF I AM A TENANT?

If your property is managed by an agent, they may be able to arrange for this to be done to ensure your legislative requirement is met.

- You are required by law to test and clean each smoke alarm in the dwelling at least once every 12 months. QFES recommends smoke alarms are tested once a month.
- You are required by law to replace, in accordance with the information statement (RTA Form 17a) provided to you, each battery that is flat or is almost flat during your tenancy.
- If you become aware that a smoke alarm in the rental property is not working, other than because the battery is flat or almost flat, you must advise the landlord or agent as soon as practicable.
- Your landlord is only required by law to test and clean smoke alarms at the start of each new tenancy agreement. If the property is managed by an agent, they may arrange for this to be done.
- Please note that for public housing tenants the State Government has already installed hard-wired smoke alarms in all public housing dwellings.

Insurance – Tenants

- Research indicates that nearly half of all renters do not have insurance of any kind.
- To protect your personal possessions you should have your own contents insurance.

HOW ARE SMOKE ALARMS ENFORCED?

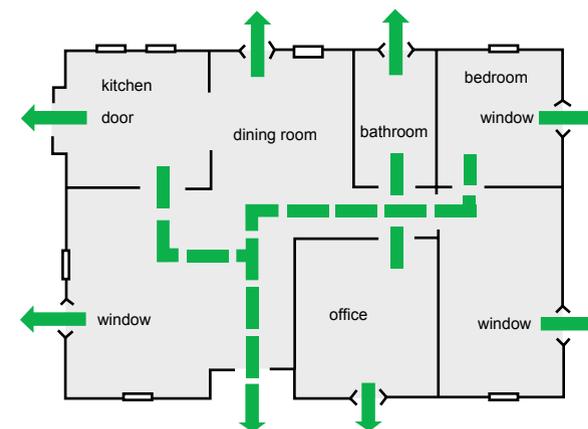
On the sale of a property, the vendor must lodge a form with the Queensland Land Registry (www.dnrm.qld.gov.au) stating that smoke alarms are installed in the property and the purchaser has been informed smoke alarms are installed. Fire Officers will also investigate complaints received. Fines apply for failing to install or interfering with the operation of smoke alarms.

DO I NEED A FIRE ESCAPE PLAN?

Queensland Fire and Emergency Services recommend that all residential accommodation have an escape plan.

A smoke alarm will alert you to a fire, but what you do next is a matter of life and death. To survive it is essential you have a fire escape plan.

1. Draw your escape plan on a sheet of paper or visit www.qfes.qld.gov.au.
2. Plan two ways out of every room.
3. Pick a meeting place outside the home, such as the letterbox.
4. Ring the fire service on 000 (Triple Zero).
5. Practise your fire escape plan regularly, at night, with the lights off.
6. Practise your escape on hands and knees.



**Wake up to
photoelectric
smoke alarms**

QFES Recommendation

- **All residential accommodation be fitted with photoelectric type smoke alarms.**
- **Smoke alarms either hard-wired or powered by a 10-year lithium battery.**
- **Smoke alarms located -**
 - on each level of living space;
 - outside each bedroom; and
 - in every bedroom
- **All smoke alarms should be interconnected.**
- **Every home should have a practised escape plan.**

WHY?

Of the dozens of Australians who die in residential house fires each year, most die in fires that start at night when they are asleep. Instead of waking you, smoke and toxic gases from a fire can quickly numb your senses and put you into an even deeper sleep.

Working photoelectric smoke alarms are an effective way to warn you of a developing fire and give you time to escape.

The more working photoelectric smoke alarms installed, the greater your chance of survival.

Photoelectric Smoke Alarms

Research by the Australasian Fire and Emergency Service Authorities Council indicates that photoelectric smoke alarms provide the best detection across a range of fires and are more likely to alert occupants in time to escape safely. For both flaming fires and smouldering fires, photoelectric smoke alarms are more likely to alert occupants in time to escape safely.

Interconnected

When one smoke alarm is activated, all interconnected smoke alarms are activated. This means that the time occupants have to escape is increased.

WHAT DO I HAVE TO DO?

All homes in Queensland must have a working smoke alarm. It's the law.

	Minimum Requirements
Homes built prior to 1997	One 9-volt battery operated smoke alarm on each level of living space
Homes built during and after 1997	Hard-wired smoke alarms
Homes approved on or after 1 May 2014	Hard-wired and interconnected smoke alarms

- Only use smoke alarms that comply with Australian Standards - look for these marks.



- The number of alarms and their placement is set down under the National Construction Code (NCC), formerly the Building Code of Australia (BCA).
- At the Certifier's discretion of certifiable building works, existing homes having undertaken major renovations or extensions since 1997, may need to include the installation of hard-wired smoke alarms.
- Hard-wired or long-life battery types are recommended for better protection.

Smoke Alarms for the Deaf and Hard of Hearing Community

QFES provides a subsidy scheme to assist people who are deaf or hard of hearing to purchase special smoke alarms. This initiative is managed by Deaf Services Queensland.

Email: smokealarms@deafsq.org.au

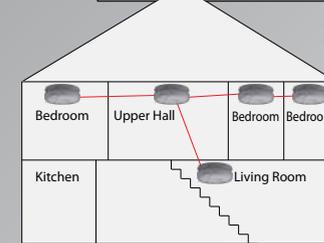
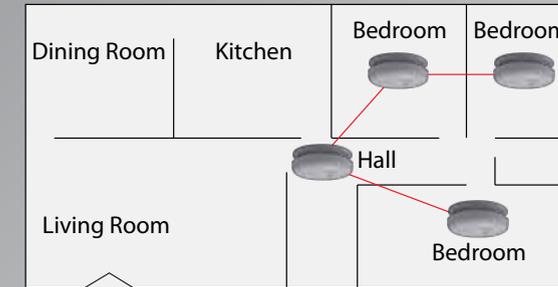
Phone: (07) 3892 8500

TTY: (07) 3892 8501



WHERE DO THEY NEED TO GO?

QFES Recommendation

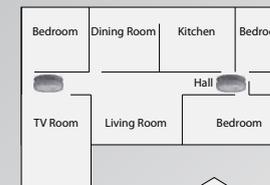


Inside each bedroom, in the hallway, and connected together. Near bedrooms and on every storey of a multi-level house. Where people commonly and usually sleep.

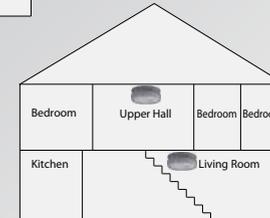
Basic protection required by law



Between the bedrooms and the rest of the house.



Additional alarms are needed in homes with separated sleeping areas.



Near bedrooms and on every storey of a multi-level house.

Refer to the National Construction Code for more detailed information on installation requirements.

WHAT ABOUT MAINTENANCE?

- Test smoke alarms once a month using the test button.
- Check that the battery is working once a month. Replace batteries at least once a year.
- Clean the grill of your smoke alarm once a month using a vacuum cleaner or soft brush.
- Do not hinder the device (e.g. Smoke alarms must never be painted).
- If activated from cooking/steam, use the 'hush' button (if fitted) or disperse the smoke/steam (e.g. wave a towel near the alarm).
- All types of smoke alarms have a limited life-span and need to be replaced according to manufacturer's instructions – normally every 10 years. Look for the year of manufacture sticker or stamp.

FOR MORE INFORMATION

Additional information on smoke alarms is available at www.qfes.qld.gov.au/communitysafety/smokealarms/:

- legislation;
- types;
- installation; and
- maintenance/replacement.



safehome

Safehome is a FREE service provided by the Queensland Fire and Emergency Services to householders in an urban fire service area. Local firefighters will come to your home to assist you to recognise fire and safety hazards in and around the home. Once the hazards are identified you can then take steps to eliminate them. A visit should take no longer than 45 minutes.

You will receive advice on correct positioning and installation of smoke alarms, a safety pack and checklist. Proudly Supported by



Call 13 QGOV (13 74 68) for a Safehome visit.