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QLD Queensland Legislation and what you need to know:

WARNING: *Don't be tricked into unnecessarily replacing or upgrading your Smoke Alarms!*

Glossary of terms*

Dwellings – houses, townhouses (Class 1A) and units (Class 2).

Photoelectric – the method the device uses to detect smoke.

Hardwired – connected to the domestic dwelling's electricity supply.

Interconnected – if one smoke alarm sounds all the other smoke alarms will also sound. Interconnection can be wired or wireless.

Substantial – work carried out under a building development approval or the total building works equals 50% of the dwelling over 3 years.

Storey – a space within a building which is situated between one floor level and the floor level or roof above.

For Existing Dwellings

From 1 January 2017

When replacing smoke alarms, they must be of a photoelectric type which complies with Australian Standard (AS) 3786-2014.

Replacing smoke alarms

Existing smoke alarms manufactured more than ten years ago must be replaced. (Note: Smoke alarms should have the date of manufacture stamped on them.)

Smoke alarms that do not operate when tested must be replaced immediately.

Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

From 1 January 2027

Smoke alarms in all dwellings must:

1. be *photoelectric* (AS 3786-2014); and
2. not also contain an ionisation sensor; and
3. be less than 10 years old; and
4. operate when tested; and
5. be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each storey:

1. in each bedroom; and
2. in hallways which connect bedrooms and the rest of the *dwelling*; or
3. if there is no hallway, between the bedrooms and other parts of the *storey*; and
4. if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.
5. Smoke alarms must be either hardwired or powered by a non-removable 10-year battery.

***To put it simply: For Existing Dwellings:**

Currently:

- When replacing smoke alarms, they must be of a photoelectric type, less than 10 years old and operational.
- Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

Then From 1st Jan 2027:

- Smoke alarms must be photoelectric, less than 10 years old, interconnected and hardwired or powered by a non-removable 10-year battery.
- Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

Dwellings being sold, leased or an existing lease is renewed

From 1 January 2017

Meet the requirements as for *existing dwellings*.

Existing landlord's and tenant's obligations regarding the installation and testing of smoke alarms continue.

Property sellers must continue to lodge a Form 24 with the Queensland Land Registry Office stating the requirements of the smoke alarm legislation have been met.

From 1 January 2022

Smoke alarms in the dwelling must:

1. be *photoelectric* (AS 3786-2014); and
2. not also contain an ionisation sensor; and
3. be less than 10 years old; and
4. operate when tested; and
5. be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each storey:

1. in each bedroom; and
2. in hallways which connect bedrooms and the rest of the *dwelling*; or
3. if there is no hallway, between the bedrooms and other parts of the *storey*; and
4. if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.
5. Smoke alarms must be either hardwired or powered by a non-removable 10-year battery

***To put it simply: For Dwellings being sold, leased or an existing lease is renewed:**

Currently:

- When replacing smoke alarms, they must be of a photoelectric type, less than 10 years old and operational.
- Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

Then From 1st Jan 2022:

- Smoke alarms must be photoelectric, less than 10 years old, interconnected and hardwired or powered by a non-removable 10-year battery.
- Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

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

New dwellings and dwellings being substantially renovated

From 1 January 2017

The development approval process for new *dwellings* and *substantial* renovations will ensure that building approvals received on or after this date will bring *dwellings* into compliance with the new laws.

Smoke alarms in the dwelling must:

1. be *photoelectric* (AS 3786-2014); and
2. not also contain an ionisation sensor; and
3. be *hardwired* to the mains power supply with a secondary power source (i.e. battery); and
4. be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each storey:

1. in each bedroom; and
2. in hallways which connect bedrooms and the rest of the *dwelling*; or
3. if there is no hallway, between the bedrooms and other parts of the *storey*; and
4. if there are no bedrooms on a *storey* at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.

Prescribed locations for installing smoke alarms

Where practicable smoke alarms must be placed on the ceiling.

Smoke alarms must not be placed:

1. within 300mm of a corner of a ceiling and a wall;
2. within 300mm of a light fitting;
3. within 400mm of an air-conditioning vent;
4. within 400mm of the blades of a ceiling fan.

- There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the *Building Fire Safety Regulation 2008*.
- If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the *dwelling*.

Please contact us if you have any questions about the new Smoke Alarm Legislation or in regards to our pricing to replace your alarms or for one of our Service Packages.

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Visit our website: www.assuredsg.com.au