

Queensland is bringing in new smoke alarm laws. All homes must have interconnected photoelectric smoke alarms installed in bedrooms and other locations by 1 January 2027.

The only homes that do not yet need to meet the new laws are owner-occupied homes that were purchased before 1 January 2022. These homes must meet existing standards which include a working smoke alarm installed on each level, and

- » Existing smoke alarms built more than 10 years ago are replaced.
- » Smoke alarms that do not work when tested are replaced immediately.
- » Existing hard-wired smoke alarms that need replacement, are replaced with hard-wired smoke alarms.
- » When smoke alarms are replaced, they must be replaced with photoelectric alarms that comply with Australian Standard AS3786-2014.

NEW SMOKE ALARM LAWS

Smoke alarms in all homes must:

- » be photoelectric (marked with Australian Standard AS 3786-2014)
- » not contain an ionisation sensor
- » be less than 10 years old
- » work when tested, and
- » be interconnected with every other required smoke alarm.

Smoke alarms must be installed on each level:

- » in each bedroom
- » in hallways that connect bedrooms or if there is no hallway, in rooms that connect to bedrooms, and
- » if there are no bedrooms on a level at least one smoke alarm must be installed in the path of travel to exit the building.

Smoke alarms must be hard-wired or powered by a non-removable 10-year battery.

Where possible, smoke alarms must be positioned on the ceiling and not:

- » within 300mm of a corner
- » within 300mm of a light
- » within 400mm of an air-conditioning vent, or
- » within 400mm of the blades of a ceiling fan.

There are special requirements for stairwells, sloping ceilings, and ceilings with exposed beams explained in the *Building Fire Safety Regulation 2008*.

If the location requirements are not possible, the alarm can be put in another place that will still provide a warning.

All homes must be fully compliant by 1 January 2027.

HOMES SOLD, LEASED OR LEASES RENEWED

All homes or units being sold or leased, or when an existing lease is renewed must meet the new laws.

When a property is sold, the vendor must lodge a form with the Queensland Land Registry stating that compliant smoke alarms are installed and the buyer has been informed.

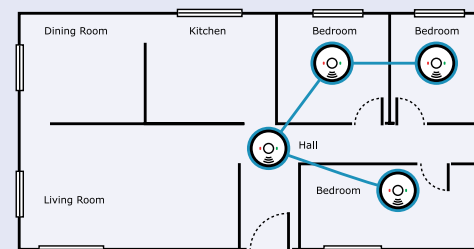
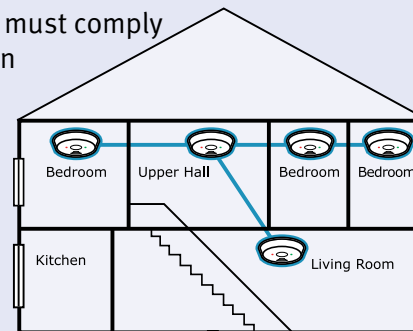
NEW AND RENOVATED HOMES

As part of a building approval process for new homes and homes being largely renovated, a Building Certifier will make sure smoke alarms comply with the law, as detailed in the *National Construction Code*.

GET INTERCONNECTED

When one goes off, they all go off, giving everyone extra time to escape. Smoke alarms can be interconnected directly (hard-wired by a licenced electrician) or by wireless technology.

Smoke alarms must comply with Australian Standard AS3786-2014.



WHAT IF I AM A LANDLORD?

You are required by law to install and maintain smoke alarms in your rental property. When a new rental lease is signed or a lease is renewed, the rental property must comply with the new laws.

You must test and clean each smoke alarm within 30 days of the start of a new tenancy agreement.

You must replace smoke alarms when they reach 10 years from the build date or if they do not work, including during a tenancy.

The landlord requirements can be completed by an agent acting for the owner.

WHAT IF I AM A TENANT?

You are required by law to test and clean each smoke alarm in the home at least once every 12 months.

If you notice that a smoke alarm is not working, you must advise the landlord or agent as soon as possible.

SMOKE ALARMS FOR THE DEAF AND HARD OF HEARING

The Queensland Fire Department (QFD) offers a subsidy to assist Queenslanders who are deaf or hard of hearing to purchase a special smoke alarm that includes a flashing light and vibrating pad. This program is managed by Deaf Connect.

Email: smokealarms@deafconnect.org.au
Phone: (07) 3892 8500
TTY: (07) 3892 8501

SMOKE ALARMS IN CARAVANS AND MOTORHOMES

From 1 July 2024, all caravans or motorhomes whose Queensland registration is starting or being transferred must have a photoelectric smoke alarm installed on the ceiling.

From 1 January 2027, all other caravans and motorhomes registered in Queensland must have a photoelectric smoke alarm installed. QFD recommends all other unregistered caravans and motorhomes, as well as mobile homes, have a working smoke alarm installed to give occupants early warning of fire.

NUISANCE ALARMS

Sometimes smoke alarms activate when there is no smoke or fire. This could be because:

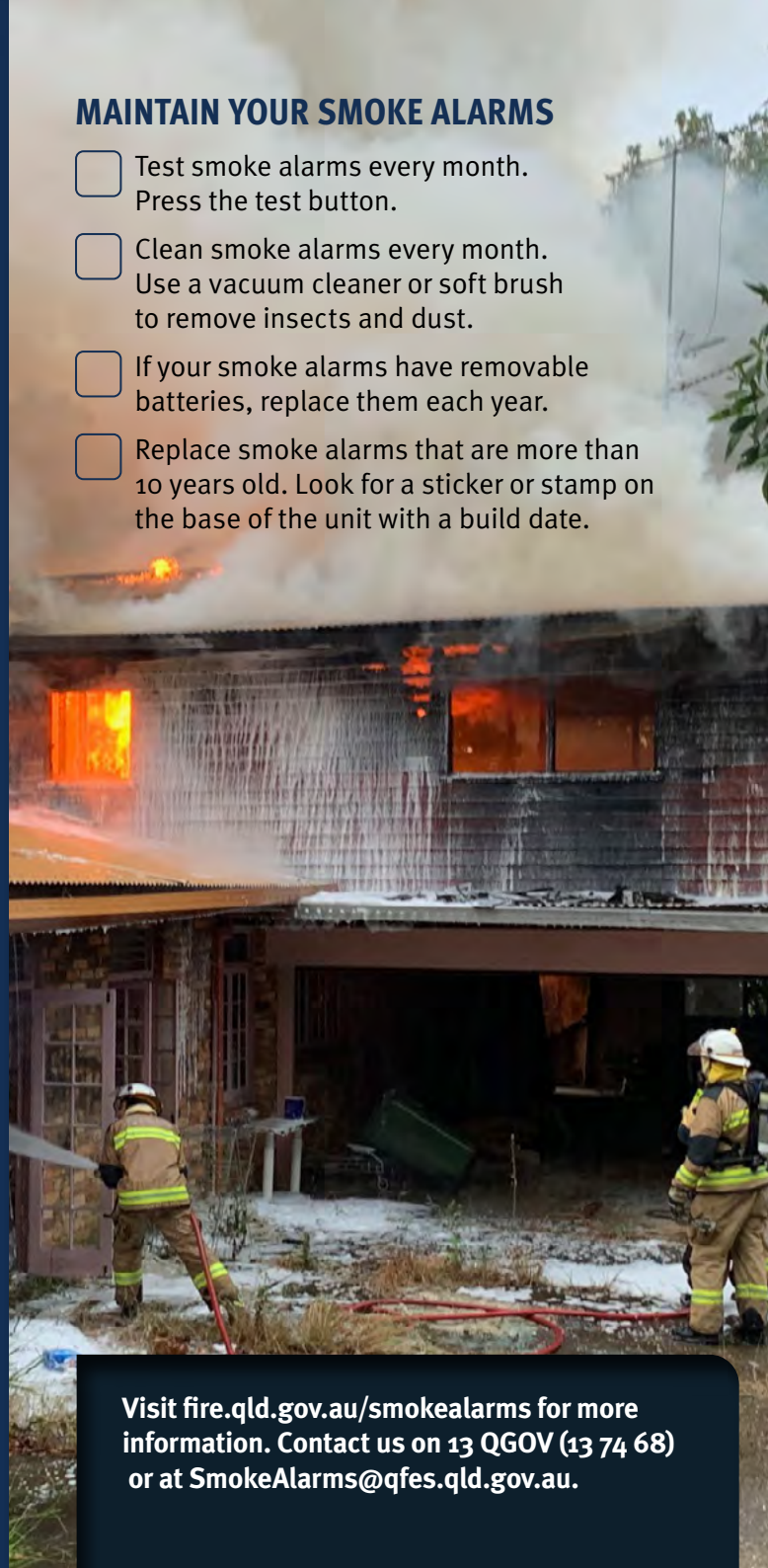
- » they have a build-up of dust or insects
- » they are in the wrong location (too close to cooking fumes or bathroom steam)
- » they are near or past their 10-year life span
- » the battery requires replacement
- » there is an electrical fault, or
- » there is a product fault.

If firefighters are called to an active smoke alarm and someone is home, crews can help silence the alarm by pushing the hush button. If there is a fault firefighters cannot stop the alarm. The homeowner must arrange for a qualified tradesperson to fix the problem.

If no one is home, firefighters will make sure there is no sign of smoke, fire, or other emergency; but they cannot force entry without an emergency. They may leave a card to tell you they were there.

MAINTAIN YOUR SMOKE ALARMS

- Test smoke alarms every month. Press the test button.
- Clean smoke alarms every month. Use a vacuum cleaner or soft brush to remove insects and dust.
- If your smoke alarms have removable batteries, replace them each year.
- Replace smoke alarms that are more than 10 years old. Look for a sticker or stamp on the base of the unit with a build date.



Visit fire.qld.gov.au/smokealarms for more information. Contact us on 13 QGOV (13 74 68) or at SmokeAlarms@qfes.qld.gov.au.

safehome


Safehome is a free program where firefighters visit your home and help look for fire safety hazards. They can help you understand the correct placement of smoke alarms.

Call 13 QGOV (13 74 68) to book your visit.

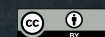
 www.fire.qld.gov.au

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SMOKE ALARMS in Queensland

