



Fact Sheet 4

Maintenance of smoke alarms

Maintenance requirements

Maintenance in residential premises and moveable dwellings used by owner

(1) This regulation applies to:

- (a) residential premises that are occupied for residential purposes by the owner of the premises; and
- (b) a moveable dwelling that is occupied for residential purposes, or used for sleeping, by the owner of the dwelling.

(2) The owner of the residential premises or moveable dwelling must do the following:

- (a) test each smoke alarm in the premises or dwelling, in accordance with regulation 13E, at intervals of not more than 12 months; *Fire and Emergency Amendment (Smoke Alarm) Regulations 2011 8*
- (b) immediately replace a smoke alarm that does not function when tested;
- (c) immediately replace a stand-by battery in a wired smoke alarm in the premises or dwelling, in accordance with the manufacturer's instructions, if:
 - (i) the battery is spent; or
 - (ii) the owner is aware the battery is almost spent;
- (d) clean each smoke alarm in the premises or dwelling in accordance with the manufacturer's instructions at intervals of not more than 12 months.

Note for paragraph (c)

A smoke alarm may emit a warning signal (for example, a beeping sound) when its battery is almost spent.

Note for paragraph (d)

The manufacturer's instructions may require that the smoke alarm be cleaned with a vacuum cleaner to remove dust and other materials that may hinder its performance.