



Fact Sheet 3

Maintenance of smoke alarms

Maintenance requirements

Maintenance in residential premises, moveable dwellings and manufactured homes used by owner (Regulation 13C)

- (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, moveable dwelling or manufactured home 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 240v hard 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.