

Mandatory Smoke Alarm Requirements for Existing Buildings

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The installation of smoke alarms has been mandatory since 2006 for all **existing** homes and other shared accommodation buildings where people sleep. Legislation was expanded in 2011 to include caravans, campervans & other moveable dwellings. As a minimum*, the following provisions apply:

1 Private Dwellings

Such as:

- detached houses, terrace houses, town houses, villa units and dual occupancies
- apartments, home units, flats
- caretaker flats, single residences above shops
- manufactured homes and moveable dwellings including campervans & caravans.

Smoke alarms must be **AS 3786** compliant and:

- hard-wired to the mains electricity power supply (with battery backup), or
- powered by a battery
- provide at least one working smoke alarm on each level of the building.

2 Shared Accommodation

Such as:

- small boarding houses, guest houses, hostels, backpackers accommodation, bed & breakfast accommodation
- large boarding houses, guest houses, hostels, backpackers accommodation, residential parts of hotels, motels, schools, health care buildings, detention centres, certain residential accommodation for the aged, children and people with disabilities
- hospitals and nursing homes.

Smoke alarms for these buildings must be **AS 3786** compliant, in some instances located in accordance with AS1670.1 – 2004, and:

- hard-wired to the mains electricity power supply (with battery backup), or
- powered by a non-removable 10 year long-life battery permanently connected to the smoke alarm.

The responsibility for ensuring functioning smoke alarms are installed, rests with the owner of the home or building. Failure to install or tampering with smoke alarms may result in financial penalties.

For further information on the specific requirements for smoke alarm locations please refer to:

- NSW Planning & Environment – www.planning.nsw.gov.au
- NSW Legislation – www.legislation.nsw.gov.au
- Fire & Rescue NSW – www.fire.nsw.gov.au or

Contact Shoalhaven City Council's Building and Compliance Services on **4429 3211**

**These provisions apply to existing buildings where smoke alarms have not been installed. They do not override other requirements that may require higher standards to be met in accordance with the Building Code of Australia (BCA).*

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