



Fact Sheet 3

Requirement to Install

13A Requirement to install smoke alarms

Installation requirements as per Building Codes/Regulations

The owner of residential premises or a moveable dwelling must ensure approved smoke alarms are installed in the premises or dwelling in accordance with the requirements of regulation 13B.

(2) However, if on the commencement of this regulation one or more ionisation smoke alarms have been installed in the residential premises or moveable dwelling in accordance with the requirements of regulation 13B, subregulation (1) does not apply in relation to the premises or dwelling until the earlier of the following:

- (a) if an ionisation smoke alarm installed in the premises or dwelling ceases to function – the day of the cessation;
- (b) if the owner enters into a contract to sell the premises or dwelling – the day before the date of settlement of the contract;
- (c) if the owner agrees to enter into a tenancy agreement, or renew or extend a tenancy agreement, in relation to the premises – the day before the tenancy agreement or renewal or extension takes effect;
- (d) if the owner agrees to enter into a hire agreement, or renew or extend a hire agreement, in relation to the dwelling – the day before the hire agreement or renewal or extension takes effect.

Approved smoke alarm means a photo-electric type smoke alarm that:

- (a) complies with AS 3786 (Smoke alarms); and
- (b) is wired or is a sealed 10 year lithium battery unit.

ionisation smoke alarm means an ionisation type smoke alarm that complies with AS 3786 (Smoke alarms).