



AUSTRALIAN CAPITAL TERRITORY SMOKE ALARM LEGISLATION & REQUIREMENTS

LEGISLATION OVERVIEW

All smoke alarms must comply with Australian Standard AS 3786-2014, which mandates photoelectric technology.

KEY DATES

FROM 1 MAY 2014

New dwellings and those undergoing significant renovations/ extensions must have Hardwired to mains power (240V) interconnected alarms.

FROM 24 AUG 2018

All leased dwellings must have alarms approved to AS3786:2014.

AFTER 1 AUG 1997

Dwellings constructed must be Hardwired to mains power (240V).

Older homes may use battery alarms.

SMOKE ALARM TYPES AND POWER SOURCES

Alarm Type: Photoelectric only (ionisation sensors are prohibited).

Power source options:

- > Hardwired to mains power (240V) with backup battery (mandatory for post-1997 and for major reno/extension), or
- > 10-year sealed lithium battery for eligible older dwellings.

Interconnection required where there is more than one alarm (for new/reno after 2014).

INSTALLATION REQUIREMENTS

- > All residential properties must have operational smoke alarms on every level, compliant with AS 3786:2014.
- > Mount on ceilings where practicable; position per manufacturers or National Construction Code (NCC) guidance and away from dead air spaces.
- > Install on/near the ceiling in bedrooms or the corridor/hallway leading to bedrooms; one per level minimum for multi-storey homes; interconnect where multiple alarms are present.
- > Follow manufacturer's/National Construction Code (NCC) placement clearances.



RENTAL PROPERTY REQUIREMENTS

- > Landlords must ensure alarms are compliant with AS 3786:2014, installed and working before a tenancy, with ongoing maintenance.
- > Tenants must not remove batteries/disable alarms, report issues promptly.

- > Replace lead or alkaline (e.g., 9V) batteries every 12 months. A convenient reminder: "at the end of daylight savings Smoke alarms must be replaced from 10 years from manufacture date (including lithium units) or earlier per manufacturer guidance."

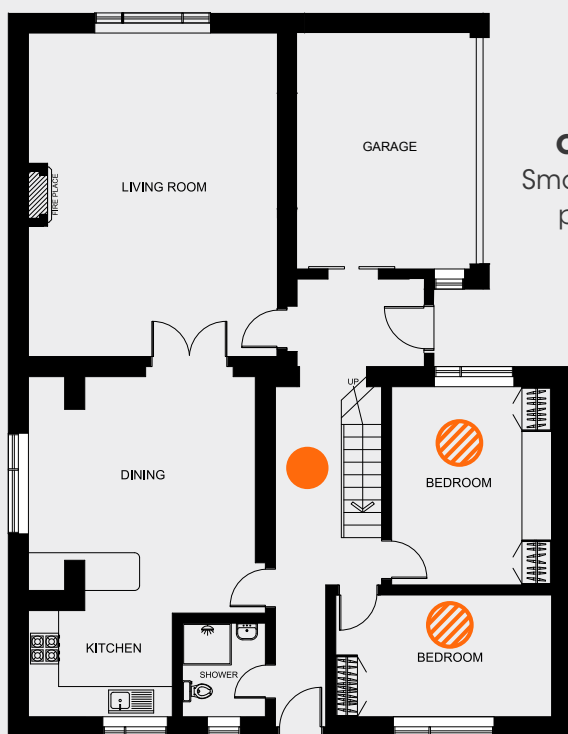
MAINTENANCE REQUIREMENTS

- > Must be tested Monthly and recommended six-monthly vacuum to remove dust and debris.

CARAVAN AND MOTORHOME REQUIREMENTS

- > At least one photoelectric alarm on the ceiling near the bed; a second alarm recommended if an annex is used for sleeping.
- > 10-year non-removable battery power recommended.

CLASS 1A HOME SMOKE ALARM PLACEMENT REQUIREMENTS



OPTION 1
Smoke alarm/s
placed in
hallway

OPTION 2
Smoke alarm/s
placed in
bedrooms

