



NEW SOUTH WALES SMOKE ALARM LEGISLATION & REQUIREMENTS

LEGISLATION OVERVIEW

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

Requirements sit under the Environmental Planning & Assessment framework (Clause 146A of the Act and Division 7A of the Regulation).

KEY DATES

FROM 1 MAY 2006

At least one working smoke alarm on every level of any building in which people sleep (includes homes, apartments, relocatable homes, and moveable dwellings) and if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

SMOKE ALARM TYPES AND POWER SOURCES

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

Power source options:

- > Hardwired to mains power (240V) with a secondary power source (backup battery), or
- > 10-year non-removable battery powered photoelectric alarms.

Alarms should be less than 10 years old from manufacture date.

INSTALLATION REQUIREMENTS

- > Mount on ceilings where practicable; position per manufacturers or National Construction Code (NCC) guidance and away from dead air spaces.
- > Minimum: one alarm per level (even if there are no bedrooms on that level).
- > Best practice: install additional alarms in bedrooms, hallways, stairwells and living areas.



RENTAL PROPERTY REQUIREMENTS

- > Landlords must ensure alarms are installed and working at the start of tenancy, test all alarms annually, replace removable batteries annually (if applicable), repair faults within 2 business days, and replace alarms within 10 years of the manufacture date.
- > Tenants must report faults promptly, allow entry with required notice for maintenance, and must not tamper with alarms.

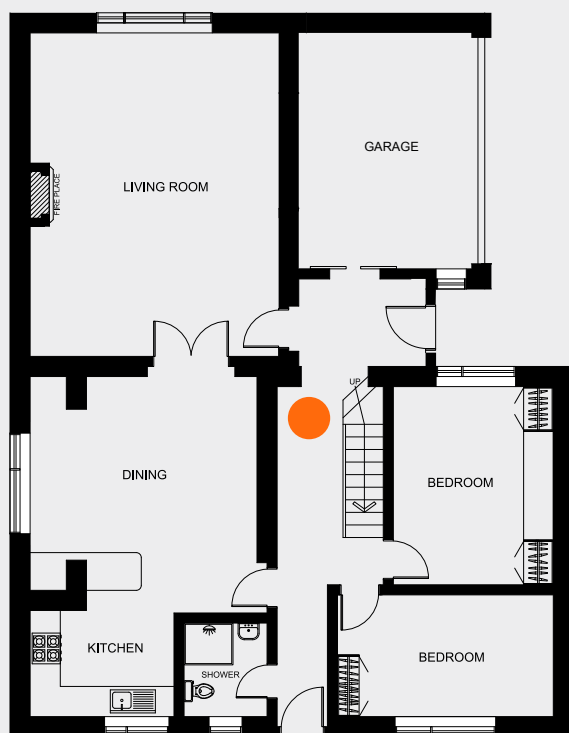
CARAVAN AND MOTORHOME REQUIREMENTS

- > Moveable dwellings (caravans/campervans/rigid annexes) must have at least one alarm inside near sleeping area; another in any annex used for sleeping.
- > Alarms should have a hush button, meet AS3786:2014, have a 10-year non-removable battery, and be ceiling-mounted where practicable.

MAINTENANCE REQUIREMENTS

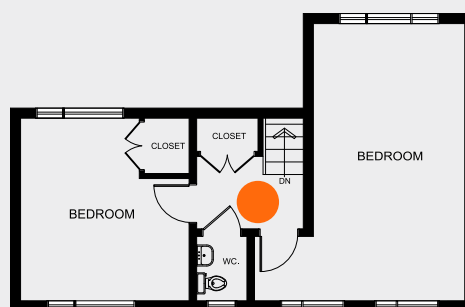
- > Test regularly (monthly is best practice) and clean/vacuum to remove dust and debris.
- > Replace the whole alarm at 10 years from the manufacture date or earlier if faulty.

CLASS 1A HOME SMOKE ALARM PLACEMENT REQUIREMENTS



FLOOR 1

Smoke alarms for minimum legal requirement.



FLOOR 2