

SMOKE ALARM TESTING

Do you know when the smoke alarms in your residential properties should be tested?

As an owner or Agent, you must test each smoke alarm in the premises or dwelling at intervals of not more than 12 months;

immediately replace a smoke alarm that does not function when tested;

immediately replace a stand-by battery in a wired smoke alarm in the premises or dwelling, in accordance with the manufacturer's instructions, if:

the battery is spent; or

the owner is aware the battery is almost spent;

clean each smoke alarm in the premises or dwelling in accordance with the manufacturer's instructions at intervals of not more than 12 months.

Within 30 days before the start of a tenancy agreement in relation to residential premises, or a hire agreement in relation to a moveable dwelling, the owner of the premises or dwelling must do the following:

test each smoke alarm in the premises or dwelling in accordance with regulation 13E;

replace a smoke alarm that does not function when tested;

replace a stand-by battery in a wired smoke alarm in the premises or dwelling, in accordance with the manufacturer's instructions, if:

the battery is spent; or

the owner is aware the battery is almost spent;

clean each smoke alarm in the premises or dwelling in accordance with the manufacturer's instructions;

give the tenant or hirer written information about testing and maintaining the smoke alarms.

As soon as practicable after receiving advice about a smoke alarm, the owner of the residential premises or moveable dwelling must:

test the smoke alarm; and

replace the smoke alarm if it does not function when tested.

SMOKE ALARM TESTING

Corporate Emergency Response Training

can test and report on your residential smoke alarms.

This is done in accordance with the Northern Territory Fire and Rescue Regulations Section 13.

We will issue a report outlining any findings from the tests a copy of which should be provided to your tenants as soon as possible.

What do we check?

Smoke alarms	Visually inspect the alarms for any condition that will impede the smoke alarm operation. e.g. excessive dust or coating of paint.
Battery installation	Inspect the alarms to ensure that a battery is properly installed and that the "battery missing" indicator has not operated.
240V mains power indicator – hard wired smoke alarms	Check that the power indicator light is illuminated.
Alarm	Test the smoke alarm by pressing the test button to sound the alarm or engage the alarm test function in accordance with manufacturer's instructions.
Other warning devices	Where other warning devices are used as alarm indicating devices (e.g. lights or vibrating pads) check all devices to ensure that they are in place.
Interconnecting alarms	Where smoke alarms are interconnected test that the activation of each alarm operates the warning sound in each of the other alarms.
Smoke alarms	Clean each smoke alarm in accordance with manufacturer's instructions.
Batteries	Check the manufacturer's requirements for battery replacement and replace the battery as required.

We do not replace faulty alarms, this is a job for a qualified electrician

Corporate Emergency Management Training



Corporate Emergency Response Training

www.emergencymanagement-nt.net