



Maintenance for Landlords

If you are a landlord you are required to maintain your smoke alarms in working order, and ensure they are less than 10 years old. We recommend the following maintenance routine:

- Check the alarm(s) are firmly secured in the correct location as stated in the Building Code of Australia requirements. (Double sided tape is not acceptable)
- Check the required power source is connected and operating. Where mains powered smoke alarms are installed, they will have a green visual display / light to indicate that mains power is connected. This should be easily seen when standing beneath the alarm.
- Test the smoke alarm during routine inspections, or at least every six months.
- Check the smoke alarm(s) for a build-up of dust and cobwebs.
- Use a surface insect spray around the smoke alarm to prevent insects nesting inside. (Do not spray directly onto the smoke alarm)
- Check the smoke alarms are within their service life. Smoke alarms require replacement every 10 years. The date for replacement is often located on the unit.
- Replace batteries yearly (where the smoke alarm has a user-replaceable 9V battery) - always refer to the manufacturer's guide when selecting batteries and follow testing procedures.
- Clean with a vacuum cleaner (at least once a year) to remove particles that will affect smoke alarm performance.
- We recommend you undertake this maintenance routine at EACH inspection. Landlords and property managers should keep records of maintenance.

A licensed electrical contractor is required to disconnect or install mains powered smoke alarms. All other smoke alarm maintenance does not require a licensed electrical contractor.



Maintenance for Tenants

You do not need to be qualified or licenced to clean or test a domestic smoke alarm in your Domestic Property.

- Test the alarm monthly by holding down the test button until you hear a loud alert tone, then release. Use a broom handle if you cannot reach but be careful you do not damage the smoke alarm.
- Do not tamper with alarms or place any obstruction to restrict airflow to the alarms, including paint or tape.
- Check the green visual display light is lit up. This shows that the smoke alarm is connected to the mains power.
- Check the smoke alarm(s) for a build-up of dust and cobwebs.
- Vacuum around the smoke alarm vents with a soft brush at least every 6 months.
- If a smoke alarm has failed or not working correctly, contact your real estate agent or landlord as soon as practical.