



NEW HARD-WIRED SMOKE ALARMS INCREASE SAFETY IN RESIDENTIAL ACCOMMODATION BUILDINGS

Changes to building regulations in June 2005 introduced more stringent fire safety precautions for certain residential accommodation buildings in Victoria. The improved safety regulations are aimed at reducing the occurrence and severity of fire related injuries.

What are the new laws?

Building regulation 709 of the *Building (Interim) Regulations 2005* requires certain Class 9a residential care buildings, Class 1b or 3 buildings to have hard-wired smoke alarms or a smoke detection system installed **by 14 June 2006** or within 30 days of the sale of the building, whichever is earlier. This regulation only applies to buildings constructed (or for which a building permit was issued) **before** 1 August 1997, as buildings constructed after this date are already required to include provision of a system.

Who do the laws affect?

If you are the owner of any type of building listed below these regulations **may** apply to **you**:

- | | | |
|---|---|---|
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Nursing home | <input type="checkbox"/> Hostel |
| <input type="checkbox"/> Residential aged care facility | <input type="checkbox"/> Chalet | <input type="checkbox"/> Youth training centre |
| <input type="checkbox"/> Guest house | <input type="checkbox"/> Detention centre | <input type="checkbox"/> Boarding house |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Motel | <input type="checkbox"/> Residential health-care facility |

When do the laws start?

This regulation was introduced on 14 June 2005. Owners **must** comply with the new regulations **by** 14 June 2006 **or** within 30 days of the sale of property whichever is earlier. Failure by the owner to comply with the regulation may result in enforcement action that may include fines and/or prosecution.

What do I need to do?

To comply with the new regulation you must have a hard-wired smoke alarm system that complies with the Australian Standard AS 3786-1993 **or** a smoke detection system that complies with the Australian Standard AS 1670.1-2004 installed. Installation is to be in accordance with Practice Note 2005-27, available at www.buildingcommission.com.au.

Useful contacts

For assistance in complying with the regulations you should contact your municipal building surveyor at your local council or a private building surveyor in the first instance.

For queries regarding fire safety precautions, contact the Country Fire Authority on 03 9262 8444 or the Metropolitan Fire and Emergency Services Board on 03 9665 4478.

An initiative supported by Victoria's fire services

