



Government
of South Australia

Housing Safety Authority

Fact Sheet



Smoke Alarms

Regulation 13(1)(b) of the *Housing Improvement Regulations 2017*

In the case of residential premises comprising a Class 1 or Class 2 building, the premises must be fitted with smoke alarms in accordance with regulation 76B of the Development Regulations 2008.

Regulation 13(1)(c) of the *Housing Improvement Regulations 2017*

In the case of residential premises other than a Class 1 or Class 2 building, 1 or more smoke alarms must be installed in accordance with the requirements of regulation 76B of the Development Regulations 2008 (including the requirements applying on transfer of title of land) as if the residential premises were a Class 1 or Class 2 building.

Building Classifications

Class 1 buildings are houses used for residential purposes. They can be standalone or horizontally attached to other Class 1 buildings, e.g., duplexes and terrace houses.

- The Class 1 classification includes two sub-classifications:
 - **Class 1a buildings** are detached houses or a group of attached houses, e.g., duplex houses, town houses or terrace houses.
 - **Class 1b buildings** include rooming houses that are no larger than 300m² and where less than twelve people reside in it.

Class 2 buildings are apartment buildings.

Class 3 buildings include larger residential buildings, that are not class 1 and 2 buildings, for unrelated people, e.g., larger boarding houses.

Class 4 buildings include parts of a building that are used for residential purposes, e.g., flats over or at the rear of a commercial business.

Installation locations

Smoke alarms must be installed and functioning correctly, in locations that provide reasonable warning to occupants of bedrooms in that premises so that they may safely evacuate in the event of fire.

It is recommended that smoke alarms are connected so once one alarm detects danger, all smoke alarms sound at the same time.

Smoke alarms must comply with Australian Standard 3786.

Disclaimer - Information contained in this factsheet has been prepared for general information only and does not constitute legal advice.



Installation in rooming houses.

Smoke alarms in rooming houses must be fitted, and correctly functioning, in each bedroom to comply with Regulations 13(1)(b) and 13(1)(c).




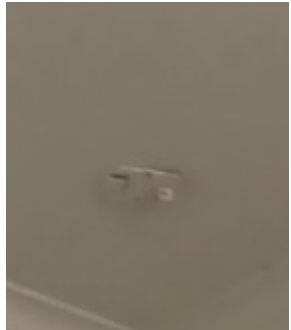
For further information about smoke alarms in rooming houses, refer to the *Rooming Houses (Bedrooms)* fact sheet.

Power source

To comply with regulations 13(1)(b) and 13(1)(c), smoke alarms must be either hard-wired to the 240-volt mains power supply or battery operated.

Hard-wired smoke alarms should be fitted with a back-up battery to provide power in case of a mains power supply failure.

Examples of compliant and non-compliant smoke alarms

Compliant smoke alarms		Non-compliant alarms	
			
<i>Mains powered functional smoke alarm.</i>	<i>Battery powered functional smoke alarm.</i>	<i>Smoke alarm casing only and detached from the ceiling.</i>	<i>Smoke alarm casing only.</i>

General Standards

For information about general standards that relate to fixtures, fittings and other facilities within the prescribed minimum housing standards, refer to the *Fact sheet – General Standards*.

Further information

For further information about the minimum housing standards, scan the QR code or visit www.housingsafetyauthority.sa.gov.au.

