

7.1 SMOKE AND HEAT ALARM SYSTEM

BCA: Clause 3 of
Specification E2.2a
Reference: AS 3786

PURPOSE

A smoke alarm system is installed to sense and provide warning of a fire in its initial development stage. Proper operation of this system will afford the building occupants the maximum amount of time to seek safe refuge.

REQUIREMENTS OF THE EQUIPMENT

A smoke alarm system must be installed and operate as follows:--

- a) Sense the presence of a fire and advise its location; and
- b) Advise the fire brigade; and
- c) Connected to consumer mains; and
- d) In a building in which sprinklers are not installed, be connected to a building occupant warning system.

In kitchens and other areas where the use of the area is likely to result in a smoke alarm causing spurious signals, heat alarms may be installed in lieu of smoke alarms or an alarm acknowledgement facility may be installed. If the kitchen or other area is sprinkled then heat alarms need not be installed.

METHOD OF OPERATION

Alarms are installed throughout a building to comply with AS 3786. This Standard does not designate the location of where the alarm is to be installed. In a building that is not protected with a sprinkler system the location must be in accordance with the requirements for smoke detectors in AS 1670.1.

MAINTENANCE CHECKS

It is recommended that the relevant building surveyor should require the facilities to be inspected monthly. It should be noted that this is the lowest level of maintenance routines required by AS 1851-2005 Section 7. More rigorous six-monthly and yearly routines are also required and are detailed in the Standard. The owner may delegate the maintenance function to another person or body where necessary or appropriate.

MAINTENANCE RECORDS

It is recommended that log sheets to record the completion of the maintenance are developed from the tables as specified in AS 1851-2005 Section 7.