



Queensland

Fire and Emergency Services (Domestic Smoke Alarms) Amendment Bill 2016



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2016

A Bill

for

An Act to amend the *Fire and Emergency Services Act 1990* for particular purposes

The Parliament of Queensland enacts—	1	
Clause 1	Short title	2
	This Act may be cited as the <i>Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016</i> .	3 4
Clause 2	Commencement	5
	This Act commences on 1 January 2017.	6
Clause 3	Act amended	7
	This Act amends the <i>Fire and Emergency Services Act 1990</i> .	8
Clause 4	Amendment of s 104RA (Definitions for div 5A)	9
(1)	Section 104RA, definitions <i>chief executive (land)</i> , <i>class 1a building</i> , <i>class 2 building</i> , <i>form of assignment</i> , <i>home owner</i> , <i>manufactured home</i> , <i>property transfer information form</i> , <i>registrar</i> , <i>residential park</i> , <i>site</i> , <i>site agreement</i> and <i>sole-occupancy unit</i> —	10 11 12 13 14
	<i>omit</i> .	15
(2)	Section 104RA—	16
	<i>insert</i> —	17
	<i>class 1a building</i> means a building classified as a class 1a building under the Building Code of Australia.	18 19
	<i>operates when tested</i> , for a smoke alarm, see section 104RAA.	20 21
	<i>sole-occupancy unit in a class 2 building</i> means a sole-occupancy unit, as defined under the Building Code of Australia, in a building classified as a class 2 building under that Code.	22 23 24 25
	<i>smoke alarm requirement provision</i> means each of the following—	26 27

(a) section 104RB; 1

(b) section 104RBA. 2

tenancy means the right to occupy residential premises given 3
under a residential tenancy agreement to which the 4
Residential Tenancies and Rooming Accommodation Act 2008 5
applies. 6

(3) Section 104RA— 7

insert— 8

(2) Subsection (1), definition *smoke alarm* 9
requirement provision, paragraph (a) and this 10
subsection expire on 31 December 2026. 11

Clause 5 Insertion of new s 104RAA 12

After section 104RA— 13

insert— 14

104RAA When smoke alarm *operates when tested* 15

(1) A smoke alarm *operates when tested* if it operates 16
when tested in a way required under subsection 17
(3). 18

(2) Also, a smoke alarm powered by a battery that is 19
capable of being replaced *operates when tested* 20
if— 21

(a) the battery in the smoke alarm is replaced; 22
and 23

(b) after the battery is replaced, the smoke 24
alarm operates when tested in the way 25
required under subsection (3). 26

(3) A smoke alarm installed in a domestic dwelling 27
must be tested as follows— 28

(a) for an alarm that can be tested by pressing a 29
button or other device to indicate whether 30
the alarm is capable of detecting smoke—by 31
pressing the button or other device; 32

[s 6]

	(b) otherwise—	1
	(i) by being tested by the owner of the dwelling in the way stated in the manufacturer’s instructions; or	2 3 4
	(ii) by being tested by a tenant of the dwelling in the way stated in the information statement.	5 6 7
Clause 6	Amendment of s 104RB (Owner must install smoke alarm)	8 9
	(1) Section 104RB, heading, after ‘alarm’—	10
	<i>insert—</i>	11
	—requirements being phased out	12
	(2) Section 104RB—	13
	<i>insert—</i>	14
	(1A) However, this section does not apply to a domestic dwelling if section 104RBA applies to the dwelling.	15 16 17
	(3) Section 104RB(2), ‘AS 3786–1993’—	18
	<i>omit, insert—</i>	19
	AS 3786–2014 (Australian standard for smoke alarms using scattered light, transmitted light or ionization)	20 21 22
	(4) Section 104RB(3) and (4)—	23
	<i>omit, insert—</i>	24
	(3) This section expires on 31 December 2026.	25
Clause 7	Insertion of new ss 104RBA and 104RBB	26
	After section 104RB—	27
	<i>insert—</i>	28

104RBA Owner must install smoke alarm	1
(1) This section applies to a domestic dwelling if—	2
(a) an application for a building development approval is made after 31 December 2016; and	3 4 5
(b) the building work to which the application relates is a substantial renovation; and	6 7
(c) a final inspection certificate or certificate of classification is issued for the building work.	8 9 10
(2) This section also applies to a domestic dwelling if, after 31 December 2021—	11 12
(a) the owner of the residential land on which the dwelling is constructed enters into an agreement to transfer the land to another person; or	13 14 15 16
(b) a new tenancy for the dwelling starts or an existing tenancy for the dwelling is renewed.	17 18 19
(3) The owner of a domestic dwelling must install smoke alarms in the dwelling in compliance with this section.	20 21 22
Maximum penalty—5 penalty units.	23
(4) A smoke alarm must be installed in each place in the domestic dwelling required by a regulation.	24 25
(5) Each smoke alarm must—	26
(a) be powered in a way prescribed by regulation; and	27 28
(b) comply with other requirements prescribed by regulation; and	29 30
(c) have been manufactured less than 10 years before the smoke alarm is installed; and	31 32
(d) operate when tested; and	33

[s 7]

- (e) be interconnected to every other smoke alarm installed in the domestic dwelling. 1
2
- (6) A smoke alarm (the *first smoke alarm*) is 3
interconnected to another smoke alarm if— 4
- (a) the first smoke alarm sounds an alert if the 5
other smoke alarm is activated because its 6
sensor detects smoke; and 7
- (b) the other smoke alarm sounds an alert if the 8
first smoke alarm is activated because its 9
sensor detects smoke. 10
- (7) Subsections (1) and (2) and this subsection expire 11
on 31 December 2026. 12
- (8) Building work is a *substantial renovation* if— 13
- (a) the building work is carried out under a 14
building development approval for 15
alterations to an existing building or 16
structure; and 17
- (b) the alterations, and any previous structural 18
alterations approved or completed in the 19
previous 3 years, represent more than half of 20
the volume of the existing building or 21
structure, measured over its roof and 22
external walls. 23
- (9) In this section— 24
- building development approval* see the *Building* 25
Act 1975, schedule 2. 26
- building work* see the *Building Act 1975*, section 27
5. 28
- certificate of classification* see the *Building Act* 29
1975, schedule 2. 30
- final inspection certificate* see the *Building Act* 31
1975, section 10(d)(ii). 32

104RBB Alternative compliance with smoke alarm requirement provision

- (1) An owner of a sole-occupancy unit in a class 2 building is taken to comply with a smoke alarm requirement provision if a smoke detection system that complies with the Building Code of Australia, specification E2.2a, clause 4 is installed in the unit.
- (2) If it is impracticable for an owner of a domestic dwelling to put a smoke alarm at the location required under a smoke alarm requirement provision, the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.
- Example—*
- A smoke alarm that is regularly activated by steam from a bathroom or smoke or fumes from a kitchen may be moved to another appropriate location.
- (3) This section applies despite a smoke alarm requirement provision.

Clause 8 Replacement of s 104RC (Lessor must replace smoke alarm)

Section 104RC—

omit, insert—

104RC Owner must replace smoke alarm

- (1) The owner of a domestic dwelling must replace a smoke alarm in the dwelling under this section within 10 years after the day the smoke alarm was manufactured.
- Maximum penalty—5 penalty units.
- (2) Also, if a smoke alarm in a domestic dwelling does not operate when tested, the owner of the dwelling must immediately replace the smoke alarm under this section.
- Maximum penalty—5 penalty units.

	the additional smoke alarm complies with a	1
	smoke alarm requirement provision; or	2
	(b) removing a smoke alarm that is not required	3
	to be installed under a smoke alarm	4
	requirement provision.	5
Clause 11	Amendment of s 104RL (Notice to commissioner about	6
	smoke alarms and other matters)	7
	(1) Section 104RL(1)(g) and (h), ‘section 104RB’—	8
	<i>omit, insert—</i>	9
	a smoke alarm requirement provision	10
	(2) Section 104RL—	11
	<i>insert—</i>	12
	(5) In this section—	13
	<i>chief executive (land)</i> means the chief executive	14
	of the department in which the <i>Land Act 1994</i> is	15
	administered.	16
	<i>property transfer information form</i> means a form	17
	that—	18
	(a) gives smoke alarm information and	19
	information about a change of ownership	20
	required under other Acts; and	21
	(b) may be given to the chief executive (land) or	22
	the registrar.	23
	<i>registrar</i> see the <i>Land Titles Act 1994</i> , schedule 2.	24
Clause 12	Amendment of s 104RM (Notice to buyer of manufactured	25
	home about smoke alarms)	26
	Section 104RM—	27
	<i>insert—</i>	28
	(5) In this section—	29
	<i>form of assignment</i> see the <i>Manufactured Homes</i>	30

[s 13]

<i>(Residential Parks) Act 2003</i> , section 47(1).	1
home owner see the <i>Manufactured Homes (Residential Parks) Act 2003</i> , section 8.	2 3
manufactured home see the <i>Manufactured Homes (Residential Parks) Act 2003</i> , section 10.	4 5
residential park see the <i>Manufactured Homes (Residential Parks) Act 2003</i> , section 12.	6 7
site see the <i>Manufactured Homes (Residential Parks) Act 2003</i> , section 13.	8 9
site agreement see the <i>Manufactured Homes (Residential Parks) Act 2003</i> , section 14.	10 11

Clause 13	Amendment of sch 6 (Dictionary)	12
	Schedule 6—	13
	<i>insert—</i>	14
	class 1a building , for chapter 3, part 9A, division 5A, see section 104RA.	15 16
	date of possession , for residential land, for chapter 3, part 9A, division 5A, see section 104RA.	17 18 19
	domestic dwelling , for chapter 3, part 9A, division 5A, see section 104RA.	20 21
	information statement , in relation to a tenant, for chapter 3, part 9A, division 5A, see section 104RA.	22 23 24
	lessor , for chapter 3, part 9A, division 5A, see section 104RA.	25 26
	manufacturer's instructions , for a smoke alarm, for chapter 3, part 9A, division 5A, see section 104RA.	27 28 29
	operates when tested , for a smoke alarm, see section 104RAA(1) and (2).	30 31
	residential land , for chapter 3, part 9A, division	32

5A, see section 104RA.	1
<i>sole-occupancy unit in a class 2 building</i> , for chapter 3, part 9A, division 5A, see section 104RA.	2 3 4
<i>tenant</i> , for chapter 3, part 9A, division 5A, see section 104RA.	5 6
<i>transfer date</i> , for residential land, for chapter 3, part 9A, division 5A, see section 104RA.	7 8
<i>transferee</i> , for residential land, for chapter 3, part 9A, division 5A, see section 104RA.	9 10
<i>transferor</i> , for residential land, for chapter 3, part 9A, division 5A, see section 104RA.	11 12

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