

POWER TALK

THE POWER ON ELECTRIX NEWS LETTER

WHY POWER TALK? Power Talk has been designed as an information source to assist business to keep in touch with the latest, up to date electrical regulations and industry news. This issue focus is on Smoke alarms and new proposed building regulations. We hope you find this of interest and welcome any enquiries you may have to Barry Lee, Business Development Manager, Power On Electrix. **Ph 9247 1100**

SMOKE ALARMS SAVING LIVES

They have been around for some time now, they sit on our ceilings working 24 - 7, always ready to alert us of any chance of fire. We all know the importance of correctly installed smoke alarms, only working smoke alarms save lives.

Last year fire fighters attended 937 house fires across Western Australia with 7 people tragically losing their lives.

Remember smoke alarms do not stop fires but give the opportunity for anyone in a building to get out before it is too late and the sooner a property can be saved from fire damage the better.



LATEST ELECTRICAL REGULATIONS

Smoke detectors have been around for over 40 years, although it was not until 1996 when changes to the building code made it compulsory to have hard wired smoke alarms installed in all new homes. Educational media campaigns are run each year around the 1st April, April Fools Day, to remind people to change their batteries and test their smoke alarms.

If you are a property manager, investor or home owner, you will be interested to know that further developments are now in motion with the Fire and Emergency Services Authority of Western Australia (F.E.S.A.) and the Department of Housing and Works, working on developing amendments to the Building Regulations which will require hard wired smoke alarms to be installed in all residential buildings, including rental properties before they can be sold or re-leased. It is anticipated that this would come into effect in 2009.

WHAT LIABILITY RISKS ARE THERE FOR INSTALLING SMOKE ALARMS INCORRECTLY?

If installation is not carried out properly the smoke alarm may not work. This can lead to liability risk should injury or death occur. Installing smoke alarms correctly and simple general maintenance minimizes these risks. Certainly properties without smoke alarms, correctly installed or operating, could leave you or your tenants in hot water. "Australian Standards 3786, Smoke Alarms - Hard wired with Battery backup" dictate that the maximum service life of a smoke alarm is 10 years therefore many buildings already have smoke alarms that have exceeded their period of use.

To check your alarm, the service life date should be clearly indicated on the base of each smoke alarm. When changing your battery of a hard wired alarm (240 volt) be sure to turn the power off when changing the battery.

WHAT CAN WE DO!

If you have a property that was built between 1996 and 1998 it is time to update those alarms. The cost to replace your old smoke alarms is not expensive. Call Power On Electrix, we can insure the correct smoke alarm is installed in your property.

Articles Written by
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LIGHTER SIDE

NOT A TYPO

Don't delete this just because it looks weird. Believe it or not, you can read it.

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ELECTRICAL LEADERS