



What are my legal requirements as a lessor of an investment property regarding smoke alarms and RCD's?



COMPLIANCE CHECKS AND WHAT YOU NEED TO KNOW

The minimum compliance a lessor needs to upkeep is have one hard wired smoke alarm in working order and within expiry, as well as 2 RCD's; one for lighting, one for power. Lessors are responsible to maintain their property which includes smoke alarms and RCD's in working order. To know your property is compliant we offer a compliance check which ensures smoke alarms are within date, working and batteries are replaced free of charge. RCD's are also required to respond within 300 milliseconds which is tested using an electronic trip machine. Fines are applicable for non-compliance.



STEPS OF A COMPLIANCE CHECK

Smoke Alarms

1. Cleaning the smoke alarm with an air duster.
2. Replacement of the 9v backup battery free of charge.
3. Checking for the green light illumination indicating connection to the mains power for hard wired smoke alarms.
4. Testing of the smoke alarm manually via the test button.
5. Performing a simulated smoke spray test to activate the smoke alarm.
6. Ensuring that the 10 year expiry date has not elapsed on the smoke alarm.
7. Photographing the expiry date/ serial number of the smoke alarm for database input.

RCD's

1. Checking that the board is adequately protected by the correct number of RCD's
2. Checking manually that the RCD's trip by means of a push test.
3. Electronically tripping of the RCD's with our precision testing equipment. (RCD's must trip within 300 milliseconds by current legislation)
4. Photographing of the board for database input.
5. All test results are recorded by the test equipment.
6. Issuing of an RCD label attached to the board signifying when the test was conducted.

RECENT RESULTS
' 41% of properties inspected in a 3 month period failed the compliance check'

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