



LICENSING INFORMATION STATEMENT

THE INSTALLATION OF SMOKE DETECTORS

Recently, there has been confusion in relation to the licensing requirements of the *Queensland Building Services Authority Act* ("the QBSA Act") regarding the installation of smoke detectors. This has been especially so with members of the security alarm industry.

The Building Code of Australia ("BCA") was amended in July 1997 to make the installation of smoke detectors mandatory for all new Class 1 buildings. Clause 3.7.2.2(c) of the BCA requires "*smoke alarms must be connected to the consumer mains power where consumer power is supplied to the building*".

For a residential building, if a contractor is engaged to install a smoke detector called up by the BCA as being the mandatory smoke detector for the dwelling, the person must be adequately licensed. If the smoke detector is installed directly to the main AC power supply i.e 240 volts, under the *Electricity Act*, a licensed electrician must install it.

Electrical work is exempt building work under the QBSA Act, and specifically the "*installation and general repair, by a licensed electrical mechanic, of a fire detection system, alarm system or emergency warning or communication system for a building*" is exempt from the QBSA Act. Therefore, if the work is performed by a licensed electrician a QBSA licence is not required.

However, if a contractor were engaged to install a smoke detector system less than 240 volts the person is not required to be a licensed electrician. If a contractor installed a smoke detector, being a mandatory smoke detector called up by the BCA, regardless of whether the system were wired directly to the mains AC power supply or not, that person would be required to hold a Fire Detection Systems licence with the Authority.

The installation of additional smoke detector(s), above and beyond the installation of the mandatory smoke detector, is not called up by the BCA and, therefore, would not be licensable work under the QBSA Act.

In relation to commercial premises the same principles would apply. The mandatory installation of smoke detectors as called up by the BCA would require a licensed electrician or a Fire Detection Systems licence holder.

To apply for a licence please contact your nearest BSA office or log onto the BSA's website at www.bsa.qld.gov.au

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