

ASIAL Guidelines for the Installation and Servicing of Smoke Detectors Connected to Residential and Commercial Security Systems (Information for System Installers)

These Guidelines are to allow a security company to install, service and monitor smoke detectors connected to security alarm systems in an appropriate manner, without requiring detailed knowledge of fire alarm standards, regulations or building codes.

The purpose of the smoke detector is to detect the presence of smoke and alert persons on site.

The implementation of these Guidelines requires the security company to ask the customer various questions regarding the proposed installation to determine the correct approach.

These Guidelines are prepared on the basis that the intent is to provide some additional specific protection in addition to any mandatory fire requirements.

1. If the security installer is unsure of the legal/regulatory requirements for the installation concerned, it is recommended that they request that the customer obtain clarification from an appropriate fire professional before proceeding.
2. As a general rule, a security company should never install smoke detectors if the installation is required for any of the following reasons:
 - 2.1. Under a Development Application
 - 2.2. Building Audit requirement
 - 2.3. Building Code of Australia requirement
 - 2.4. Australian Standards requirement
 - 2.5. Legislative requirement
 - 2.6. Insurance requirement

(Or relevant State/Territory-based equivalents of above)

If the customer advises that the detectors are required for any of the above reasons, they should be directed to an appropriate fire professional for advice before proceeding.

3. If the building to be protected is a new or recently constructed building, it is recommended that the customer obtain a specification for the smoke detection requirements before proceeding.
4. A security alarm system should never be used as the primary monitoring method for standards compliant fire alarm systems, even if standards compliant fire monitoring is not required.

5. Smoke detectors connected to security systems should only be supplementary systems and, as such, if large numbers of detectors are required (e.g. more than 5) or the number of smoke detectors is greater than the number of security devices, the client should be recommended to obtain advice from an appropriate fire professional.
6. The security system should never be used to control other functions as a result of the detection of smoke. If this is required, the customer should be advised to obtain advice from an appropriate fire professional.
7. It is recommended that the security company should have the client sign an appropriate disclaimer. This disclaimer should contain the following as a minimum:
 - 7.1. The installation is not intended to meet any BCA requirements or any legal obligations from smoke/fire detection.
 - 7.2. Security alarm monitoring centres are not approved fire monitoring centres and, whilst they will carry out their instructions to the best of their ability, they cannot guarantee that the fire brigade will attend any specific alarm.
 - 7.3. Any costs associated with the dispatch of the fire brigade will be the responsibility of the client.
8. If the security company is required to service existing customers, or customers at whose premises they did not install detectors, they should obtain a similar waiver, as per item 7 above, before commencing work.
9. The security company should maintain a log of all smoke detector work performed.
10. In normal circumstances, it is recommended that heat detectors not be connected to security alarm systems. However, if suitable for a semi-external environment, they may be used in an attached garage.
11. The security company needs to ensure that their sales, installation and service staff have been appropriately trained in the correct use of the products they install.
12. Recommendation should be made to the client to maintain the system to the manufacturer's recommendations, even if maintenance is not requested by the client.
13. All smoke detection cabling must be performed in compliance with Australian Communications and Media Authority (ACMA) regulations.