

Information Bulletin

NUMBER 31

Smoke Detector Inspection Program

One of the leading causes of injury or fatality from apartment or dwelling fires is the failure of smoke detectors to function properly.

Before a fire generally becomes fully engulfed, a great deal of smoke is generated. A properly functioning smoke detector will be activated by the smoke and alert residents to the potential of life threatening conditions.

The implementation of a documented smoke detector inspection program can assist with maintaining smoke detectors in a properly functioning condition and reduce the potential of a defective or deactivated smoke detector. This type of program can reduce the potential of losses that result from fires. The key elements of a smoke detector inspection program include:

- Documentation of each inspection. This will note the condition of all smoke detectors inspected and tested on the date of the inspection. Have a supply of fresh batteries available for immediate replacement of missing or discharged batteries.
- Inspection and documentation upon change in tenant occupancy
- Regular inspection frequency of all units.
- The tracking of any need for repair and documentation of who has been assigned the responsibility for completing the repairs.
- Verification of completed repairs. A management representative should conduct this verification as the repairs are reported to be complete.
- Maintain inspection results for 12 months.

Recommended Inspection Frequency

Inspect hard-wired smoke detectors, i.e. those that receive their main power source from electrical wires, at least annually and when there is a change in tenant occupancy.

Inspect battery operated only smoke detectors on a semi-annual basis and when there is a change in tenant occupancy. Follow the manufacturer's recommended instructions for testing.

Replacement

The National Fire Protection Association recommends that battery only operated smoke detectors be replaced every 10 years. New technology in smoke detector design has introduced improvements that reduce potential misuse and battery removal. A new design that is now available incorporates a 10-year, sealed lithium battery and automatically becomes operative when first attached to the mounting bracket.

Smoke Detector Inspection Report

A sample smoke detector inspection form can be found on the back side of this bulletin.

This bulletin is intended only as a reminder and is offered solely as a guide to assist management in its responsibility of providing a safer working environment. This bulletin is not intended to cover all possible hazardous conditions or unsafe acts that may exist. Other unsafe acts or hazardous conditions should also be noted and corrective action taken.

Smoke Detector Inspection Report



FARMERS

| Building Number | Unit Number | Number of Detectors Tested or Inspected | Test/Inspection Results | Repairs Assigned To / Date | Completed Repairs Verified By / Date |
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Management Signature

Date