



Smoke Alarms in Rentals

A Factsheet on Requirements for Rental Properties

Roughly 65 percent of home fire deaths result from fires in homes with no smoke alarms or no working smoke alarms. Smoke alarms are the great safety success story of the 20th century — but only when they're working properly.

Do You Rent & Need a Smoke Alarm?

Whether you live in a rented house or apartment, your landlord is required to provide you with a working smoke alarm.

Responsibilities of Landlords

Install working smoke alarms as required by code and following the manufacturer's instructions.

Buildings constructed prior to July 1, 1987 may have battery powered alarms installed. Smoke alarms installed in buildings constructed since July 1, 1987 should receive their primary power source from building wiring.

All smoke alarms should carry the approval of Underwriters Laboratories (UL) or Factory Mutual (FM) Testing Laboratories. Inspect and test alarms

when a unit becomes vacant. Smoke alarms should be repaired or replaced before the rental unit is reoccupied.

Instruct tenants on the purpose, operation and maintenance of the devices. Provide written notice to tenants describing their responsibility to maintain smoke alarms.

Responsibilities of Tenants

Maintain smoke alarms in good working order. This involves testing the detector monthly according to the manufacturer's instructions, as well as regularly cleaning the alarm with a vacuum.

If the smoke alarm is battery operated, check with your landlord or look at your lease to see who is responsible for replacing the battery once each year using the battery type listed on the alarm.

Caution: If you live in an apartment building with hard wired smoke alarms, check

with your landlord for correct testing and maintenance procedures.

Do no Disable or Remove Smoke Alarms

Smoke alarms located too close to kitchens or bathrooms may false alarm from steam or cooking vapors.

Work with the apartment management to move alarms to an appropriate location.

For More Information Contact:

Gwinnett County Fire and
Emergency Services
408 Hurricane Shoals Rd NE
Lawrenceville, GA 30046
678-518-4850 request line
fireprograms@gwinnettcounty.com