

Smoke Detection

When you first started letting with Chapmans you would have been given guidance about the smoke and heat detector compliance you need in your property.

Scottish Law requires the following:

- One smoke alarm in the room that is most frequently used during the daytime.
- One smoke alarm in every circulation space on each storey (e.g. hallways and landings). One heat alarm in each kitchen.
- The smoke and heat alarms must be ceiling-mounted and interlinked.
- Where there is a carbon-fuelled appliance or a flue, a carbon monoxide alarm is also required.
- All types of alarms must be mains powered OR powered by a tamper-proof lifetime battery.
- All alarms must be regularly maintained and tested in accordance with the manufacturer's instructions.



Please note the provision of alarms for Houses of Multiple Occupation are determined by the local authority's licensing requirements and are likely to be in excess of the above.

Additional information can be found by clicking below:

This provides more detail on the different types of alarms, where to position them, and some guidance on installation.

Further guidance on Scottish smoke and CO alarm regulations can be found below:

Over time regulations change and are updated so we are providing this useful guide to you to help you understand why we are advising a course of action.

There are two types of interlinked smoke detection systems - D1 & D2

D1 Systems are either:

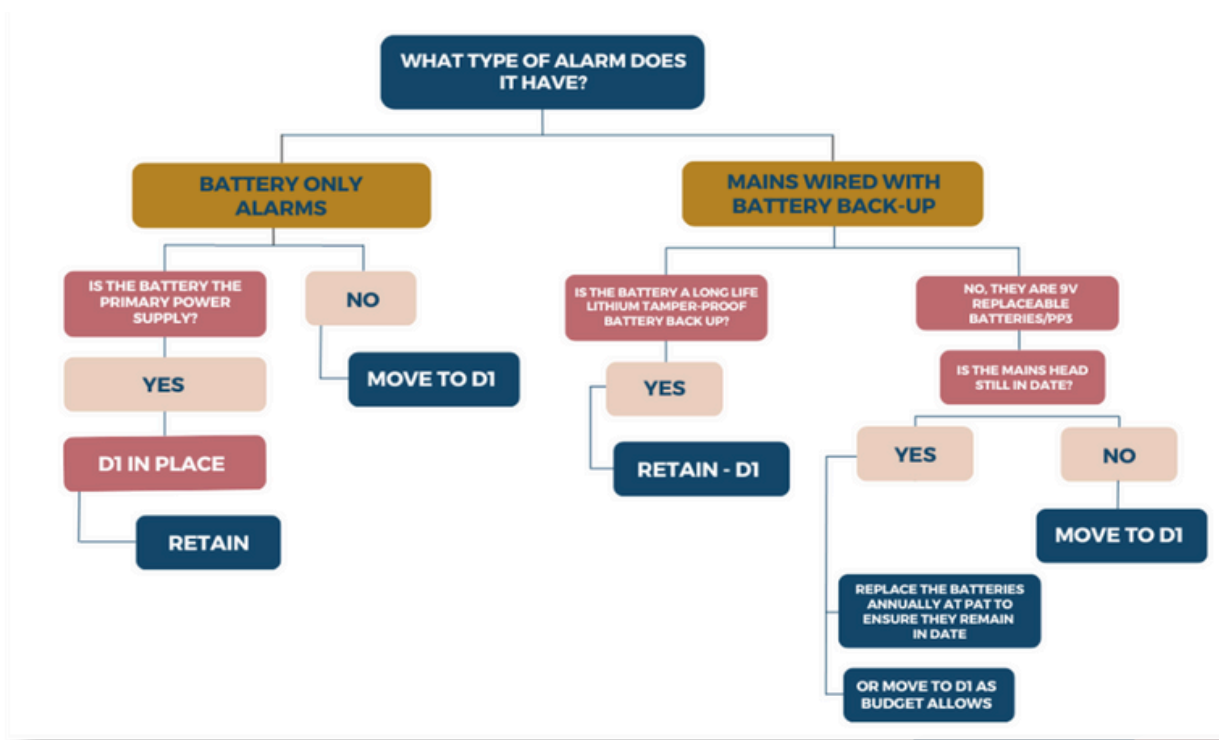
1. Mains powered with battery backup (batteries are long-life lithium tamper-proof batteries) or
2. Battery-only alarms – which are long-life lithium tamper-proof batteries

D2 systems are mains wired batteries with a battery backup – the battery is referred to as a PP3 battery – or a 9v alkaline battery. These batteries usually come with an expiry date of about 5 years but they can expire sooner if the alarm is regularly triggered.

D2 systems are being phased out and replaced with the optimal D1 systems.

All new smoke detection installations should be on the D1 system – and at Chapmans we use AICO alarms where possible – they are known within the trade as ‘fit and forget’ alarms as they rarely have issues. The sensors in any alarms degrade over time and thus they have a limited life span.

When we carry out PAT tests we try where possible to check the alarm head expiry dates. If there is a removable battery we will aim to check the expiry date. If it is out of date we will have the electrician replace the battery there and then we will get in touch with you with a quote for the upgrading of your alarm system. The below chart will help you decide should you wish or need to proceed with the upgrade.



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