

VERANDA VII – INFORMATION FOR OWNERS ON THE BUILDINGS' FIRE ALARM SYSTEM

SMOKE DETECTORS

- Smoke detectors are the responsibility of the owners and, subject to manufacturer's instructions, should be replaced around every 8 – 10 years, or if faulty. Batteries should be replaced once a year.
- They should be connected to the building power and have battery back-up. If a battery needs replacing (approx. every 1-2 years) generally most makes will emit a warning 'chirp'
- If a smoke detector is set off by smoke the **unit should be evacuated** unless the source of the smoke can be tackled with an extinguisher **safely and without danger**. There are extinguishers on the staircases and owners may wish to keep an additional extinguisher in the kitchen.
- On leaving the unit the fire alarm handle next to the front door must be activated and emergency services and front gate telephoned.

CENTRAL ALARM SYSTEM

This is monitored remotely by ADT; is also connected to the Fire Department and is tested annually. ADT are in contact with the emergency services.

- If the central block alarm is activated by someone pulling a fire alarm handle a siren/alarm will be sounded in every unit in the block, through the two small plastic grilles in the entrance lobby and master bedroom. **Evacuation is recommended.**
- The central alarm system does not have smoke/heat detectors inside the units
- Neither the central alarm system nor the fire alarm handles set off the sprinklers – but if a sprinkler/s is/are activated then this will also set off the central alarm and trigger ADT/Fire Dept.

SPRINKLER SYSTEM

- Sprinklers are **only** set off by heat. They will only trigger one by one as sufficient heat reaches each zone head. As soon as one sprinkler head is activated the main central block alarm will be set off and signals sent to ADT/Fire Dept.
- They are only activated in units actually affected by the fire.
- They cannot be set off remotely or by pulling the fire alarm handle outside the front entrance of each unit.

EVACUATION

- If there is cause for evacuation everyone should ensure that they close the front door behind them.
- All residents should meet/remain in car parking lot until Fire Department gives the all clear to return.
- Each owner should have their own escape plan for their property. Ensure that all escape route doors and windows open easily.
- If you know of a handicapped person in your building please discuss with other unit owners a suitable procedure for ensuring their safe exit.