

CIRCULAR TO RESIDENTS & NON-RESIDENT OWNERS**Owners Corporation Plan No. 630844F – 601 Victoria Street, Abbotsford****Precinct****Re: Preventing false fire alarm**

The information below is to assist Precinct residents to understand the common causes of false fire alarms, and associated preventative actions, in order to reduce the instances of false alarms throughout the Precinct complex.

1. Cooking, smoking and burning incense/ candles

Please note that the buildings comprising Precinct (A, B, C, D and E) were not designed with door seals. Any smoke from cooking, burning incense/candle or smoking can not only trigger apartment smoke detectors, but can also seep under apartment doors and trigger the smoke detector in the hallway.

Fans should be on and where possible, vents and windows open, when cooking, making toast, smoking and burning incense/candles. Residents can also use door-snakes as a means of preventing smoke from cooking, smoking and incense/candles from seeping into common areas and triggering alarms.

2. Steam

Steam from bathrooms and laundries (particularly use of clothes tumble dryers) can also cause detectors to activate.

Fans should be on and where possible, vents and windows open, when showering or using a clothes dryer.

3. Dust and insects

Dust can build up on smoke detectors and increase the probability of false alarms. Insects also can get inside smoke detectors and cause false alarms.

Keep smoke detectors clear of dust and insect build-up by cleaning them regularly; using the brush attachment of the vacuum cleaner is one means of cleaning smoke detectors.

4. Construction/ renovations

When doing construction/ renovations within the apartment, to prevent triggering false alarms and to prevent dust from accumulating inside the detector, it is essential for all smoke detectors within the apartment to be covered.

Residents **MUST** contact the Building Manager to assist with covering of smoke detectors in common areas. These covers **MUST** be removed each day upon the completion of the construction/ renovations work, and replaced anew each day until construction/renovation is complete.

Unfortunately, every alarm triggered in a common area of Precinct results in the callout of MFB, for which there is a callout fee associated, of approximately \$3000.

Where the cause of a false alarm can be traced back to a specific apartment, the callout fee is billed to the resident that triggered the alarm.

To keep unnecessary callout fees and costs to residents at a minimum, the Owners Corporation requests that all Precinct residents take reasonable steps, particularly those detailed above, to prevent false fire alarms being triggered.