

Smoke Detector

Definition: A device that detects the presence of smoke, typically as an indicator of fire, and provides a visual and/or audio signal as an alert.

Name smoke alarm, fire alarm
Variants:

Most plastic
Common
Materials:

Most plastic shell, base, battery, light, speaker
Common
Components:

Location & Inspection of Smoke Detector

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Audio acuity for detection of functionality - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	flashlight
	Required:	small pole or rod to reach test button on smoke detector

Common Locations:	Unit/Inside:	bedrooms, hallways, kitchens, stairwells, common areas
	Please Note:	For the purposes of this inspection, "Smoke Detector" does not include any detectors connected to a building-wide, integrated fire alarm system that automatically alert the fire department after sounding a visual and audio alarm. Inspection for this item is restricted to independent smoke detectors located within units. Property should provide certified inspection for smoke alarms connected building wide or integrated within fire alarm system.

How to Locate:	Visual Observation:	Look at ceilings and high points on walls inside unit bedrooms, hallways, kitchens, stairwells, and common areas.
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Possible Deficiencies:	Deficiency 1:	Smoke detector not installed in each bedroom or each level within unit
	Deficiency 2:	Smoke detector obstructed from receiving air flow
	Deficiency 3:	Smoke detector does not produce audio or visual alarm when tested

Deficiency 1: Smoke detector not installed in each bedroom or each level within unit

Rationale code(s):	Maintenance: Health and Safety:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders. Increases probability of harm to residents by fire and smoke to due to lack of warning. Increases stress of residents if aware their safety is compromised to due to a lack of warning systems.
Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Look in common locations for the presence of smoke detectors. Each level of the unit must contain one smoke detector. Separately from that requirement, each bedroom must also contain one smoke detector.
Record deficiency if:	Each level of unit does not contain one smoke detector. Each bedroom within unit does not contain one smoke detector.	

Deficiency 2: Smoke detector obstructed from receiving air flow

Rationale code(s):	Maintenance: Health and Safety:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders. Increases probability of harm to residents by fire and smoke to due to lack of warning. Increases stress of residents if aware their safety is compromised to due to a lack of warning systems.
Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Look to see if smoke detector is covered by a foreign object, such as a plastic bag, shower cap, zip-tie, or tape.
Record deficiency if:	A foreign object is covering the smoke detector partially or completely.	

Deficiency 3: Smoke detector does not produce audio or visual alarm when tested

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of harm to residents by fire and smoke to due to lack of warning. Increases stress of residents if aware their safety is compromised to due to a lack of warning systems.

Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Request for Info:	Ask POA representative for certification from certified fire alarm inspection company or local municipality indicating that at all smoke detectors have been tested within the last 12 months, disregard this deficiency. If not, continue these steps.
	Visual Observation:	Look at smoke detector to find a test button. If no test button is present, disregard this deficiency. If a test button is present, continue these steps.
	Action:	If test button is less than 8 feet high, press test button.
	Request for Help:	If test button is over 8 feet high, ask POA representative to press test button.
	Visual Observation:	Look to see if light on smoke detector flashes, strobes, or changes pattern in any way.
	Audible Observation:	Listen to hear if an alarm is emitted from the smoke detector.

Record deficiency if:	Smoke detector does not emit visual and/or audio alarm.
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