

PLEASE READ CAREFULLY!

To: All Unit Owners – Doverbrook Estates

From: Board of Trustees

Subject: Smoke Detectors

Because of the many inquiries we receive regarding smoke detectors, the Board of Trustees has decided to send out this special notice explaining the Association's Policy on smoke detectors, an overview of smoke detector operations and some suggestions on maintaining your smoke detector systems.

The Association's Policy requires that unit owners are responsible for maintaining the smoke detector system and its related components that serves their units exclusively. This consists of smoke detectors located within the unit as well as any smoke detectors connected to their system located in utility rooms, storage rooms and/or attics.

The Smoke Detector Operations Overview is broken down into two sections. The first section explains the typical locations of the smoke detectors for garden units (single level units) and townhouses. The second section explains how the smoke detector system works.

Typical locations for smoke detectors in garden units are at least one smoke detector inside the unit and another smoke detector located in the utility room which is connected to the smoke detector inside the unit. Not all garden units are exactly the same. Some garden units have only one utility room serving all the units in the building. Depending on whether it is a two or four unit building, there will be a smoke detector for each unit in the utility room which means that there will be either two or four smoke detectors in the utility room with one smoke detector serving each unit exclusively. Some garden units have their own utility room which means that there is more than one utility room for the entire building. In this case, each unit will have at least one smoke detector in their unit and a smoke detector in all the utility rooms housed in the entire building.

Typical locations for smoke detectors in townhouses are at least one smoke detector on each level of the unit including the basement. In some town houses there is a smoke detector located in the attic.

Basic Smoke Detector Operation. Smoke Detector Systems are designed to give early warning to occupants for smoke and fire hazards. The smoke detectors for each unit are interconnected with each other so that if one smoke detector senses smoke it will go into alarm and all other smoke detectors connected to that smoke detector will also go into alarm. In the case of the garden units, if a smoke or fire hazard occurs in the utility room, it will cause all the smoke detectors in that room to go into alarm which in turn will trigger the smoke detectors inside each unit to go into alarm.

Suggestions for maintaining your Smoke Detector System.

- Become familiar with the locations of all your smoke detector locations.
- Test your smoke detectors weekly. When you test one smoke detector make sure that all the other smoke detectors are going off. Make sure you test all smoke detectors.
- All smoke detectors are wired to the house wiring and some also have battery backup in the smoke detectors. If you have batteries in your smoke detectors make sure you change the batteries when you change your clock times in the spring and in the fall.
- You must replace your smoke detectors if they are older than ten years old. If you have to change them replace all of them at the same time and get the same brand so that they are compatible with each other. If they are not compatible then your system will malfunction, cause false alarms, etc. **When you replace the smoke detectors the new ones must be both hard wired and contain a battery backup.**
- If you replace your smoke detectors there are two types of smoke detectors to consider. The first type is an ionization type detector which is more commonly used. However if the smoke detector location is within twenty feet of the kitchen or bathroom you must install the second type which is a photoelectric type detector. This type of detector minimizes nuisance alarms when cooking in the kitchen or taking a shower.
- Make sure that you have a qualified person such as an electrician or an alarm specialist service your system. Do not cut corners!
- **It is now required by law that you install a carbon monoxide detector on each level in your unit within 10 feet of bedroom doors.**
- Federal, State and Local codes are continually changing so if you are doing any major remodeling in your unit it is recommended that you check with the Fire Department to make sure you are in compliance with the current codes.

Because of liability concerns, the Doverbrook Staff is **not** permitted to work on your smoke detector system. However, if you have any questions please feel free to call the office for assistance.

Remember, this is a life safety system so don't neglect it!