



MALLARD COVE CONDOMINIUM ASSOCIATION

INFORMATION SHEET: SMOKE & HEAT DETECTORS

Northeast Security conducts an annual inspection of each home in August. They check smoke detectors, heat detectors, and electric horns in our Units, as well as external strobe lights to assure that they are functioning properly. Northeast Security does not monitor our homes for smoke or for fire. Only heat alarms are monitored, and those are monitored directly by the Fire Department.

If the Board notifies you about any problems found by Northeast Security during the annual inspection, it is extremely important that these be corrected as soon as possible. Mallard Cove must assure that all problems identified by Northeast Security are fixed. Our insurer may not cover fire damage if a problem, identified during the inspection, was not corrected. Unit owners are responsible for the cost to repair or replace smoke detectors, heat detectors, and electric horns within their units. The Association will have non-functioning external heat strobe lights repaired by Northeast Security or smoke strobe lights repaired by a licensed electrician as long as the problem is not the result of an internal problem with either the smoke or heat alarm; if it is an internal problem, then the repair cost is the responsibility of the homeowner.

In case you are confused (as many of us are) as to the difference between smoke and heat detectors, perhaps the following information will help.

❖ SMOKE DETECTORS

- ❑ These are the larger round detectors mounted on our ceilings - one per floor.
- ❑ When activated by smoke in the unit, the noise is only heard within your home - the smoke alarm is NOT connected to the panel monitored by the Fire Department - and the Fire Department does NOT respond.
- ❑ When activated, in addition to the internal noise, a strobe light on the exterior of the unit will flash. Although the Fire Department is not alerted by a smoke detector alarm, the external strobe light will let your neighbors know that there is a problem in your unit.
- ❑ The Fire Department recommends that if your smoke alarm sounds, particularly during the night, leave your home and seek safety, and then call the Fire Department to report the smoke.
- ❑ All smoke detectors in our units operate using 110-volt electricity and do not need batteries to operate as long as the electricity is on. However, some newer smoke detectors have battery backup in case the power goes out. These newer detectors with the battery backup are recommended when you purchase new smoke alarms for your home. The back-up battery should be changed annually.
- ❑ Smoke detectors must be replaced when they are ten years old - this is per NFPA code. The date manufactured can be found on the back of most detectors.
- ❑ Smoke detectors should not be painted.

- ❑ Because both the detector and the outside strobe light operate on 110-volt, a licensed electrician must make repairs when necessary; Northeast Security will not service these smoke detectors or smoke strobe lights.

❖ HEAT DETECTORS

- ❑ These are the smaller detectors mounted on ceilings; there are multiple detectors on each floor and in each closet (any space where there is a barrier to heat transfer).
- ❑ Heat detectors detect only heat - they do not detect smoke.
- ❑ All heat detectors are connected to the security panels either at the mail house or at one of two other locations in the development. The Laconia Fire Department monitors these on a continuous basis. A flashing yellow light at any one of these panel locations indicates that a heat detector was activated in someone's home and the Fire Department will respond. The light will also flash if there is a short in the circuit, even if there is no fire. If the Fire Department responds, determines there is no fire, then Northeast Security should be contacted to correct the circuit problem.
- ❑ The red square "electric horn" that is in your unit (usually on the wall on the second floor) is connected to the heat detectors - it will sound if any of your heat detectors are activated. These red electric horns should not be painted.
- ❑ If the horn sounds, leave your home immediately to seek safety and wait for the Fire Department to arrive to determine the source of the fire.
- ❑ There are higher temperature detectors located in the kitchen and boiler areas of your home.
- ❑ The heat detectors do not have to be replaced unless they are damaged. Northeast will make repairs to heat detectors. Heat detectors should not be painted.

❖ EXTERNAL STROBE LIGHTS

- ❑ While every unit has an exterior strobe for its smoke detectors, not every unit has an external strobe light for its heat detectors. At some point, it became Code to have both. Therefore, the newer homes have strobe lights for both smoke and heat; the older homes only have one single strobe light connected to the smoke alarms. This can present a problem for the Fire Department if they respond to a heat alarm in Mallard Cove and the unit does not have an external heat strobe light. They have to first stop at the panel that has a flashing yellow light to determine which house is affected - this costs time. Homeowners with only one strobe light may wish to add a second strobe light for heat. This would be at the unit owner's expense. Contact a Board member if interested.



Smoke detector



Heat detector



Electric horn



External strobe lights