



Smoke detectors

The sooner a fire is detected, the more time you have to leave the property, and the greater your chances of survival. Smoke alarms react and emit a high-pitched audible alarm when the concentration of smoke in the air exceeds a certain threshold.

Smoke alarms provide a simple and effective means of protecting against the dangers of fire. For this reason, from 2025, they will be mandatory in ALL owner-occupied and rental properties in the Brussels-Capital Region.

What makes a good smoke alarm?

Alarms must:

- **have a built-in battery that lasts up to ten years;**
- **comply with the "EN 14604" standard** (see packaging);
- **be "optical" smoke alarms.** "Ionization" type alarms are prohibited.

Important!

If smoke alarms are connected to the electrical circuit (220V), a back-up battery must be provided to ensure that they function in the event of a power failure.

Non-interconnected devices are permitted if **fewer than 4 alarms** are required.

For **4 or more devices**, smoke alarms must be interconnected or form part of a centralised detection system.*

* Property owners who already have four or more non-interconnected smoke detectors have until **1 January 2028** to comply with the new regulations.

In which rooms should smoke alarms be installed?

The location of smoke alarms depends on the layout of the property.

Install at least one smoke alarm in every hallway, landing or room that you need to pass through between the furthest bedroom and the front door of the property.

The set of rooms you would cross from the bedroom(s) to the front door in an emergency is known as the "**internal circulation route**".

For maximum protection, although it is not compulsory, install smoke alarms in every room of your home, including the bedrooms, living rooms, attic and basement.

If the property is a studio

You need at least one smoke alarm.

It should be placed in the same room as the bed, but not too close to sources of water or cooking steam, such as a shower or cooker.

If the property is a single-story building

Install at least one smoke alarm in each room along the internal circulation route.

If the property spans multiple floors

Install at least one smoke alarm on each floor.

It should be placed on the landing or in the first room you enter when accessing the floor. In addition, **all other rooms that are part of the circulation route** should be fitted with a smoke alarm.

Where on the ceiling should smoke alarms be installed?

Position smoke alarms as close to the centre of the ceiling as possible.

If this is not possible, install them at least 30 cm from any ceiling corners and edges.

In rooms with sloping ceilings, the alarms should be mounted on a wall, observing these distances:

- between 15 cm (min.) and 30 cm (max.) from the ceiling
- at least 30 cm from any corner.

Where should smoke alarms not be installed?

Smoke alarms should not be installed in bathrooms, kitchens, showers and garages, as they may trigger false alarms.

However, if the room serves a dual purpose and is part of the internal circulation route, a smoke alarm should be installed there, preferably away from sources of heat or steam.

For example, a kitchen that doubles as a dining room.

Do not install a smoke alarm:

- next to a fan, vent or air duct;
- directly above a heating source.

Landlord or Tenant: who is responsible?

The landlord's obligations:

- correctly install compliant smoke alarms;
- cover the cost of purchasing and installing the alarms;
- replace smoke alarms when they are defective, before their expiry date, or at the latest, 10 years after the manufacturing date specified by the manufacturer.

The tenant's responsibilities:

- dust smoke alarms and press the test button regularly;
- notify the landlord if a smoke alarm is not working properly.

There are smoke alarms on the market designed specifically for people who are deaf or hard of hearing. These alarms use a flashing light or vibrating alert that activates in an emergency. The landlord cannot oppose the installation of smoke alarms adapted to a tenant's disability but is not obliged to cover the cost of them.

[Application for material aid \(FR\)](#)

[Application for material aid \(NL\)](#)

Request a free home visit from the Brussels fire service

If you're unsure whether installing a smoke alarm is mandatory in a particular room or location, you can request a home visit from the fire prevention advisors of the Brussels Fire Service.

A home visit lasts about 30 minutes.

Interested? Send an email to sensibilisation@firebru.brussels or call **02 208 81 11** (working days from 9.00 am to 12.00 pm).

For more information

Visit the website detecteursdefumees.brussels

Here are a few tips to help you protect yourself against the risk of fire:

- fermezlaporte.be

- nejouezpasaveclefeu.be

Downloads

Some of the documents are not available in this language. You can find them below in the available languages.

[Dépliant d'information "Les détecteurs de fumée sauvent des vies"](https://admin.be.brussels/en/bhg/document/download/3652) (PDF / 300.43 KB) (<https://admin.be.brussels/en/bhg/document/download/3652>)

[Informatiebrochure "Rookmelders redden levens"](https://admin.be.brussels/en/bhg/document/download/3653) (PDF / 288.94 KB) (<https://admin.be.brussels/en/bhg/document/download/3653>)

Contact (services are only available in French and Dutch)

- **Send an email** to inspectiondulogement@sprb.brussels
- Call the Housing Information Centre (Centre d'Information sur le Logement) on: **0800 40 400** (enter 4 in the menu). Telephone hotline open Mondays, Wednesdays and Fridays from 9.00 am to 12.00 pm.

Legal basis

[Decree of the Government of the Brussels-Capital Region of 28 September 2023 determining the requirements concerning fire detection in residential properties](#)

Brussels Housing

Brussels Housing is the housing administration in the Brussels-Capital Region.

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SIAMURBC

The Service d'Incendie et d'Aide Médicale Urgente (SIAMURBC, firefighting and emergency medical assistance service) takes action in the event of fire and coordinates emergency medical assistance in the Region. It also provides first prevention and training services as well as looking after the safety of inhabitants of the Brussels-Capital Region.

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Protect yourself and avoid noise pollution. Smoke alarms provide a simple and effective means of protecting against the...