

Healthy homes property survey - Information to gather for your tenancy agreements

Healthy homes regulation 34 – Information about heating

You must collate the required information in order to calculate the required heating capacity for the main living room of a tenanted property.

The main living room is the largest living space of a property. If the property has multiple living spaces, the main living space is the largest space. When establishing which space is the largest, you must take into consideration if a living space is open plan into another room ie a family room that is smaller than the main living but is open plan to kitchen and or dining would be deemed to be the largest living space if the combined area of the spaces are greater than the actual living room.

In order to use the calculator, you will need establish the following information (enter this into the table below)

1. When the house was built. If the house was constructed over several decades, use the time period that is the oldest.
2. What region and council authority the property is located (predominately you will have property in the same region/s)
3. The floor area of the living room and if it has a stair case leading to additional floor space that cannot be closed off by a door, the area of that floor space as well.
4. The height of the walls in each of the open spaces. You will need to measure the wall sizes of each wall and establish if each wall is an interior or exterior wall. While measuring the wall, you will also need to take into account the measurement of each window and if the window is single or double glazed and the extent of any insulation. Once you have this information, you can enter it all into the calculator.
5. The calculator will then give you a result of total kW rating you need for heating.

<https://www.tenancy.govt.nz/heating-tool/>

Year built				
Council region/authority				
Living area floor space square metres				
Floor area connected by stairs (up stairs and down stairs) square metres				
Wall height and length for all walls in the living space	x	x	x	x
Window size/s and if single or double glazed	M2	M2	M2	M2
Insulation R value (Link to R-value calculator)				

What is the current type, kW rating, make and model of heating? _____

What is the prescribed kW heating capacity of the form of heating? _____

Based on the calculator, will this form of heating meet or exceed the minimum kW rating enabling the main living area to be heated to 18 degrees C? **YES / NO**

If the living room is exempt, why is it exempt?

Example

*Mr L is the landlord of premises that are part of a unit title development. The required heating capacity for the main living room of the premises is 3 kW. The only reasonably practicable qualifying heater Mr L could install would be a fixed heat pump. However, **the body corporate's rules prohibit the installation of external heating units on common property without the consent of the body corporate.***

Regulation 6(2)(a), as modified by this regulation, would require Mr L to take all reasonable steps to get consent from the body corporate to install the heat pump. If Mr L were not able to get consent, paragraph (ba) would require him to comply with the heating standard to the greatest extent reasonably practicable, for example, by installing a different kind of qualifying heater that does not require an external unit, even if its heating capacity is less than the required 3 kW.

Does the Bathroom have an extraction fan Yes / No : Size mm Is it externally vented Yes / No

Does the kitchen have an extraction fan Yes / No : Size mm Is it externally vented Yes / No

Draught Stopping Standards

Does the property have an open fire Yes / No Is it externally closed off or chimney blocked Yes / No

Gaps and Holes that allow external draughts – Room by room doors and windows survey of external windows and doors.

Moisture ingress

Is there a ground moisture barrier under the house? Yes / No

Does it meet section 8 of NZS 4246:2016 for material type and installation? Yes / No

If no ground moisture barrier, is the foundation around the bottom of the house fully open with no surround? Yes / No

If no, is at least 50% of the area open around the whole house?

If no, the house requires a ground moisture barrier laid in all areas that are accessible. In the event access can be gained by temporarily removing boards, this must be done.

and Drainage Standards

All guttering clear of debris and allow rain water to drain away?

No leaking guttering?

No broken downpipes?

No blockages?