**Healthy Homes Compliance Report**

**PROPERTY ADDRESS**

**55 Something Street, Suburb, City**

|  |  |
| --- | --- |
| Age of property: |  |
| Floor area m2: |  |
|  |  |
| **Healthy Homes Compliance Date for this tenancy is: DD/MM/YYYY** |

[Insert picture]

**COMPLIANCE summary**

All private rentals must comply within 90 days of any new or renewed tenancy agreement after 1 July 2021, with all private rentals complying by 1 July 2024.

|  |  |
| --- | --- |
|  |  |
| INSULATION | COMPLIANT |
|  |  |
| HEATING | COMPLIANT |
|  |  |
| VENTILATION | COMPLIANT |
|  |  |
| MOISTURE INGRESS & DRAINAGE | COMPLIANT |
|  |  |
| DRAUGHT STOPPING | COMPLIANT |
|  |  |

\*Note: Please see Appendix for definitions and/or explanations of terms outlined in this document and for more detail of exemptions that can apply.

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**insulation**

Existing ceiling insulation must be at least 120mm thick or have an R-rating of at least R2.9 and be in a reasonable condition.

Underfloor insulation must have an R-rating of R1.3 and be in a reasonable condition.

Exemptions apply where it is not reasonably practical to install. See appendix for any further exemptions that may apply.

|  |  |  |  |
| --- | --- | --- | --- |
|  | Ceiling | Underfloor | Walls |
| Status | Complete/Partial/None/Exempt |  | Unknown |
|  |  |  |  |  |
| Type | Segments/Blankets |  |  |
|  |  |  |  |
| R-value or Thickness |  |  |  |
|  |  |  |  |  |
| Condition | Reasonable – no gaps other than clearances where required. No mould, dampness or damage. | Reasonable – no gaps other than clearances where required. No mould, dampness or damage. |  |
|  |  |  |  |
| Installation Date |  |  |  |
|  |  |  |  |
| Last Inspection Date |  |  |  |
|  |  |  |  |
| Do any exemptions apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |
|  |  |

In making the above statements, we have endeavoured to obtain information about insulation as required from the owner of the property or an independent suitably qualified contractor. Where we have not been able to obtain the necessary information, we have disclosed the reason why.

The information provided about insulation at the property (or absence of it) is true and all reasonable efforts have been made to obtain information about the type of insulation, its location and condition at the property.

\*\*IMPORTANT NOTE\*\* The Building Act 2004 bans the installation and/or repair of foil insulation in residential buildings with existing electrical installations. It is an offence to breach this ban and anyone doing so is liable for a fine of up to $200,000. If the property currently has foil insulation and it is in reasonable condition, then it does not need to be replaced. However, if it is damaged (e.g. torn, hanging off the floor onto the joists etc) then it must be replaced with an alternative insulation that meets the legal requirements.

*[ ]  For all parts where details have not been provided (except information required about the location, type and condition of insulation in connection with any ceiling, underfloor or walls, or reasons for any general or specific exemptions provided in a separate insulation statement), the required information for the insulation standard under regulation 35 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn’t exist yet or otherwise cannot be provided by the landlord. Compliance with the insulation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.*

**heating**

There must be one or more fixed heater(s) that can directly heat the main living room to at least 18°C.

It must be at least 1.5 kW in heating capacity and meet the minimum heating capacity for your living room as calculated using Tenancy Services Heating Assessment Tool. If you use a heat pump or an electric heater, it must have a thermostat. If the required heating capacity is over 2.4kW you cannot use an electric heater (except for a heat pump) unless you are ‘topping up’ existing qualifying heating that was installed prior to 1 July 2019. See appendix for further details.

|  |
| --- |
| Main Living Room - required heating capacity as per Tenancy Services Heating Assessment Tool:  |
| Type of heating provided:  | Capacity kW: |
|  |  |
| Does the top up allowance apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |
|  |  |
| Do any exemptions apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |

*[ ]  Some details regarding compliance with the heating standard for this tenancy have not been provided. This is because the required information for the heating standard under regulation 34 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn’t exist yet or otherwise cannot be provided by the landlord. Compliance with the heating standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.*

**ventilation**

Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms (all habitable rooms).

Kitchens and bathrooms must have externally vented extractor fans.

|  |  |  |
| --- | --- | --- |
| Ventilation |  |  |
| Do all required rooms have openable windows? | Yes [ ]  No [ ]  If No, specify location & reason:  |
|  |  |  |  |
| Does the property have a continuous mechanical ventilation system? | Yes [ ]  No [ ]  If Yes, specify when installed:Extraction capacity:  |
|  |  |  |  |
| Does the kitchen have an externally vented form of extraction? | Yes [ ]  No [ ]  If No, specify reason: Extraction diameter/capacity: unknown – existing |
|  |  |  |  |
| Does the bathroom(s) have an externally vented form of extraction? | Yes [ ]  No [ ]  If No, specify reason: Extraction diameter/capacity: unknown - existing |
|  |  |  |  |
| Do any exemptions apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |
|  |  |  |  |

*[ ]  For all parts where the details have not been provided, the required information for the ventilation standard under regulation 36 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn’t exist yet or otherwise cannot be provided by the landlord. Compliance with the ventilation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.*

**moisture ingress & drainage**

Rental properties with an **enclosed sub-floor space** must have a ground moisture barrier.

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water.

The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

|  |  |  |
| --- | --- | --- |
| Moisture ingress & drainage |  |  |
| Does the property have an enclosed sub-floor space? | Yes [ ]  No [ ]  If Yes, is a moisture barrier installed? Yes [ ]  No [ ]   |
|  |  |  |  |
| Does the property have efficient drains, gutters & downpipes? | Yes [ ]  No [ ]  If No, specify location & reason: |
|  |  |  |  |
| Do any exemptions apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |
|  |  |  |  |

[ ]  *For all parts where the details have not been provided, the required information for the moisture ingress and drainage standard under regulation 38 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn’t exist yet or otherwise cannot be provided by the landlord. Compliance with the moisture ingress and drainage standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.*

**Draught stopping**

Rental properties must not have unintentional and **unreasonable** gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts.

All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.

|  |  |  |
| --- | --- | --- |
| Draught stopping |  |  |
| Does the property have an open fireplace? | Yes [ ]  No [ ]  If Yes, has the fireplace been blocked? Yes [ ]  No [ ]  If fireplace has not been blocked has tenant requested in writing to use it and this has been agreed with landlord? Yes [ ]  No [ ]  N/A [ ]  |
|  |  |  |  |
| Is the property free from unintentional & unreasonable draughts? | Yes [ ]  No [ ]  If No, specify location & reason: |
|  |  |  |  |
| Do any exemptions apply? | Yes [ ]  No [ ]  If Yes, specify reason:  |
|  |  |  |  |

*[ ]  For all parts where the details have not been provided, the required information for the draught stopping standard under regulation 37 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn’t exist yet or otherwise cannot be provided by the landlord. Compliance with the draught stopping standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.*

**Additional healthy homes features**

Does this property have any additional features (outside of the Healthy Homes Standards) that contribute towards a Healthy Home?

**SIGNATORIES**

Pursuant to s13A of the Residential Tenancies Act 1986, the Landlord on, and after the commencement of a Tenancy will comply with the Healthy Homes Standards required by s45(1)(bb) and Residential Tenancies (Healthy Homes Standards) Regulations 2019 (subject to any exemptions) in the legislative timeframe required for such compliance.

As Landlord, I understand the importance of ensuring compliance with the Healthy Homes Standards and warrant that this report has been prepared with all due care and diligence to meet these standards.

In making the above statements, I have endeavoured to obtain as much information as possible and where I was unsure I engaged an independent suitably qualified contractor where it was necessary to establish whether the standards were met or an exemption applied.

The information provided about the Healthy Homes Standards is true and correct at the time of signing and all reasonable efforts have been made to obtain information and to ensure its accuracy in accordance with the Healthy Homes Standards.

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Signed by landlord(s) for [insert property name]: [insert landlords name]

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**APPENDIX**

**INSULATION**

Insulation is to be installed in accordance with NZS 4246:2016 and be in a reasonable condition with no mould, dampness or gaps.

**Ceiling Exemption:** insulation does not need to meet the R-value required under the Healthy Homes insulation standard if:

1. there is ceiling insulation that covers the ceiling at the premises; and
2. the insulation was installed before 1 July 2016; and
3. immediately before the healthy homes compliance date, the landlord met the insulation requirements already in force; and
4. the minimum thickness of the insulation material is at least 120mm.

**Under-floor Exemption:** insulation does not need to be a minimum R-value of 1.3 or have been installed in accordance with NZS4246:2016 if:

1. there is underfloor insulation; and
2. when the insulation was installed, there were requirements relating to thermal insulation that applied to the premises (under an enactment or bylaw); and
3. the landlord has a compliance document showing that when the insulation was installed, the premises met these requirements. Eg, foil insulation with appropriate compliance documents.

**Other Exemptions** from insulation standards:

* where the area is not a domestic living space.
* where another domestic living space (whether or not part of the premises) is immediately above the ceiling or below the floor. For example, another floor of an apartment.
* if it is not reasonably practicable to install.

**Definition – NOT REASONABLY PRACTICABLE TO INSTALL:**

It is not reasonably practicable to install something if a professional installer cannot access the area without:

* Carrying out substantial building work, or
* Causing substantial damage to the property, or
* Creating greater risks to a person’s health and safety than is normally acceptable, or
* It is otherwise not reasonably practicable for a professional installer to carry out the work.

**HEATING**

Changes to the healthy homes standards came into force on 12 May 2022 along with a revised compliance deadline to meet the new heating standards.

If **all** of the following applies, the compliance date for the heating standard is **12 February 2023**:

* It is a private tenancy
* The new heating formula is applicable to the rental property and the landlord chooses to use it to calculate the minimum required heating capacity
* The end of the 90 day compliance timeframe is on or after 12 May 2022 and before 12 February 2023.

A new heating formula applies to the following types of rental properties:

* Properties built to the 2008 Building Code
* Certain apartments which are part of a residential building of at least 3 storeys and have 6 or more residential units.
* Properties where the insulation and glazing throughout now meets or exceeds the 2009 insulation and glazing standards.

All other types of rental properties will continue to use the original heating formula.

Types of heaters that are excluded from the standard:

* unflued combustion heaters, eg portable LPG bottle heaters
* open fires
* heaters that are less than 1.5 kW
* electric heaters (except heat pumps) where the required heating capacity is more than 2.4 kW. However, in some cases, such as small apartments where the living room heating capacity is 2.4kW or less as smaller fixed electric heater is sufficient.

**If you have existing heating** you do not need to add more heating if you have one or more existing heaters that meet all the following conditions:

* were installed before 1 July 2019
* each have a heating capacity greater than 2.4kW
* meet the requirements in the standards (for example, not an open fire or an unflued combustion heater)
* are not electric heaters (heat pumps are acceptable) if the required heating capacity for the main living room is over 2.4kW, and
* have a total heating capacity that’s at least 80% of what you need to meet the required heating capacity.

**Top up existing heating**

If you’re adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating does not have the required capacity, you can add a smaller fixed electric heater to ‘top up’ your heating providing you meet all the following conditions:

* you installed the existing heating before 1 July 2019
* the existing heater(s) meet the requirements in the standards (for example, not an open fire or an unflued combustion heater) and is not an electric heater (except for a heat pump)
* the required heating capacity is more than 2.4kW
* the ‘top up’ you need is 2.4kW or less.

For example, if you have a heat pump with a heating capacity of 3.6kW, but you need a total heating capacity of 6.0kW, you can add a fixed 2.4kW electric heater with a thermostat to meet the standard.

**Exemption** from heating standards:

* if it is not reasonably practicable to install (see definition above).
* Where the property is unit titled and the operational (body corporate) rules don’t allow a heating device of above 2.4kW to be installed.
* If the property is a certified passive building.

**ventilation**

The total openable area of the qualifying windows or doors in the habitable space must be at least 5% of the floor area of the habitable space and must be able to be fixed in an open position.

**Exemption** from qualifying opening windows:

* if the habitable space was lawful at the time it was built or converted.

Extractor fan for kitchen – the fan and all exhaust ducting must have a diameter of at least 150mm.

Extractor fan for bathroom – the fan and all exhaust ducting must have a diameter of at least 120mm.

**Exemption** from extractor fans:

* Existing extractor fans installed before 1 July 2019 must be in good working order and ventilate outdoors but it is not necessary for them to meet the size or performance requirements.

**Continuous mechanical ventilation** designed to vent extracted air continuously to the outdoors, and for kitchens and bathrooms, extracts the air directly from the room will now meet the ventilation standards as of 12 May 2022 provided they were installed in the property, or the building received its building consent, on or after 1 November 2019.

Alternatively, for a property that has been renovated, the continuous mechanical ventilation system must be designed to provide ventilation for multiple rooms and to continuously vent extracted air to the outdoors, and extract air directly out of the kitchen and bathroom with an exhaust capacity of at least 12 l/s for the kitchen and 10 l/s for the bathroom.

**MOISTURE INGRESS & DRAINAGE**

**Definition – ENCLOSED SUBFLOOR:**

A subfloor space is enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter of the subfloor space by 1 or more of the following:

1. a masonry foundation wall
2. cement boards, timber skirting, or other cladding
3. other parts of the building or any adjoining structure
4. any other permanent or semi-permanent structure that significantly obstructs airflow
5. rock, soil or other similar material.

An enclosed subfloor requires a ground moisture barrier which must either:

* be a polythene sheet installed in accordance with section 8 of the New Zealand Standard NZS4246:2016, or
* have a vapour flow resistance of at least 50MNs/g and be installed by a professional installer.

**Exemption** from ground moisture barrier standard:

* if more than 50% of the subfloor is not enclosed then a moisture barrier is not required.
* if it is not reasonably practicable to install one (see definition above).

**Draught stopping**

What is considered an **unreasonable gap or hole**?

Generally gaps or holes greater than 3mm that let air in or out of the home should be blocked. However the following should be taken into consideration:

* the size and location of the gap or hole
* the extent of the draught that flows through the gap or hole
* if there is more than one gap or hole at the premises and the extent of the total draught
* the impact of a draught on heat loss from the property.

Situations should be assessed on a case by case basis considering the individual features of the home.

All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts in such a way as to be obvious so that no one tries to light a fire in a fireplace with a blocked chimney.

Should a tenant want to use an open fireplace they must make a written request to the landlord. If the request is accepted, the landlord is not required to block the fireplace or chimney, but must make sure these are free from gaps or holes that allow draughts into or out of the home that are not necessary for safe and efficient operation.

**GENERAL EXEMPTIONS**

* If the landlord intends to demolish or substantially rebuild the property within 12 months and has applied for the relevant resource and building consents.
* If the tenant is the immediate former owner of the rental property and the tenancy started immediately after the landlord acquired the property from the tenant. In this situation, an exemption will apply for 12 months from the date of the tenancy.
* If a rental property is part of a building and the landlord does not own the entire building (for example, if a landlord owns an apartment). The landlord will be partially exempt from complying with parts of the standards if their ability to comply with the healthy homes standards is impeded because:
	+ they need to install or provide something in a part of the building where the landlord is not the sole owner, or
	+ they need access to a part of the building that they are not the sole owner.

Landlords must still take all reasonable steps to ensure the rental property or building complies with the healthy homes standards to the greatest extent reasonably practicable.