



CUSTOMER GUIDE TO SOLID and LIQUID FUEL HEATERS



Your guide to the building consent process applying to the installation of solid and liquid fuel heaters.

Includes information about:

- what heating systems do and do not require a building consent;
- ability to install a second-hand fire; and
- content and quality of documentation required.

For further information please contact:

Westland District Council

Building Department

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What heating systems require a building consent?

All solid and liquid space heaters (ie. wood, coal, multifuel, pellet or diesel burners) require a building consent.

Woodburners must comply with the National Environmental Standard.

The appropriate building consent application form must be completed, fee paid and the application approved before the fire is installed.

The application form requires a full plan of the house to be provided. This is to locate the burner, and also the position of smoke detectors that may be required. This plan must also include any sleepout on the property, and if an oil burner is used, show the position and details of the storage tank.

A Code Compliance Certificate should be issued before the burner is used. Please note that use of the burner before the issue of the Code Compliance Certificate may jeopardise your insurance.

What heating systems do not require a building consent?

- Gas heaters (permanently fixed in place) do not need a building consent, but they must be installed by a registered gas fitter who will certify their own work.
- Fixed electric space heaters do not require building consents but they must be installed by registered electricians who certify their own work.

Can I install a second-hand fire?

Yes. You need to provide us with a copy of an inspection report from a suitably qualified person along with the other information listed above. This report must detail the age of the fire, the anticipated life expectancy of the fire and the condition of the fire box, the door and other component parts. The fire will need to be installed with a new flue.

Note:

You should discuss the suitability of the fire with your Council. Some areas require low emission burners.

Some key requirements to be aware of:

- Completed Building Consent Application Form.
- A current copy of the Certificate of Title or Sale and Purchase Agreement for the property.
- A complete Floor Plan showing all rooms (including doorways, their uses and identifying the location of all Hush smoke alarms.
- Installation instructions including clearance information for the solid fuel heater fire box and flue or liquid fuel and storage tank.
- Details of whether it is intended to heat your hot water. Water booster information and plumbing specification will be required.
- Suitably qualified persons report for a second hand solid fuel heater.
- If a truss is required to be cut, this must have the trim out framing requirements supplied by a truss manufacturer. A producer statement from the truss manufacturer will be required. Any rafter proposed to be cut must have a framing trim out plan supplied with the building consent application.

Ask your Council for a comprehensive checklist when collecting your Building Consent Application.

Standard of documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job, be fully dimensioned and detail all materials to be used.

Specifications for the building work are also required. The specification should further define the building work including details of all materials to be used, finishes, and equipment to be installed.

Inspections:

All new fire installations are required to be inspected. Inspections will include the fire box position and flue. You will need to facilitate this inspection by removing the ceiling plate.

Useful websites

Certified Builders Association of NZ Inc (CBANZ)
www.certified.co.nz

Registered Master Builders Federation Inc (RMBF)
www.masterbuilder.org.nz

New Zealand Institute of Architects (NZIA)
www.nzia.co.nz

Architectural Designers NZ Inc (ADNZ)
www.adnz.org.nz

Association of Consulting Engineers (ACENZ)
www.acenz.org.nz

BRANZ Ltd
www.branz.co.nz

NZ Institute of Quantity Surveyors Inc (NZIQS)
www.nziqs.co.nz

NZ Institute of Surveyors (NZIS)
www.surveyors.org.nz

Ministry of Business, Innovation & Employment
www.building.govt.nz
Downloads of Building Act and Building Code information

Institution of Professional Engineers (IPENZ)
www.ipenz.org.nz

NZ Institute of Building Surveyors Inc (NZIBS)
www.buildingsurveyors.co.nz

Consumers' Institute of New Zealand
www.consumerbuild.org.nz

