

Healthy Homes Standards

28th September

- The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage and draught stopping in rental properties.
- These standards will make it easier for tenants to keep their homes warm and dry, with positive outcomes for tenants' health
- Landlords who implement the healthy homes standards will have healthier, drier properties and lower maintenance costs for their investments.
- This has come about due to the healthy homes guarantee Act 1st July 2019.

The Standards

- Heating
- Insulation
- Ventilation
- Moisture and drainage
- Draught stopping



Heating

- Heaters able to maintain the main living area at 18°C
- Heaters must be fixed and at least 1.5kW
- Electric heaters only allowed in rooms that need 2.4kW heating or less
- Non compliant: Open fires, unflued gas heaters
- Exemptions:
 - Where not reasonably practicable to install a compliant heater
 - Passive buildings



Insulation

- **Ceiling and underfloor**
- **Ceiling: R2.9 or 120mm thick if installed prior to 2016**
- **Underfloor R1.3**
- **Meets NZS: 4246:2016**
- **Exemptions:**
 - Where not practicable to install



Ventilation

- Each habitable room must have at least one or more doors, skylights or windows that are openable and able to be fixed in the open position.
- These windows, doors or skylights must have an area at least 5% of the floor area
- Kitchens and bathrooms must have an operating extractor fan (or range hood) vented to the outside
- Fans must be 120mm in diameter for bathrooms; 150mm for kitchens
- Exemptions:
 - Existing fans must be in working order but need not meet the sizes above
 - If room met the applicable standards at the time it was built
 - Not reasonably practicable to install



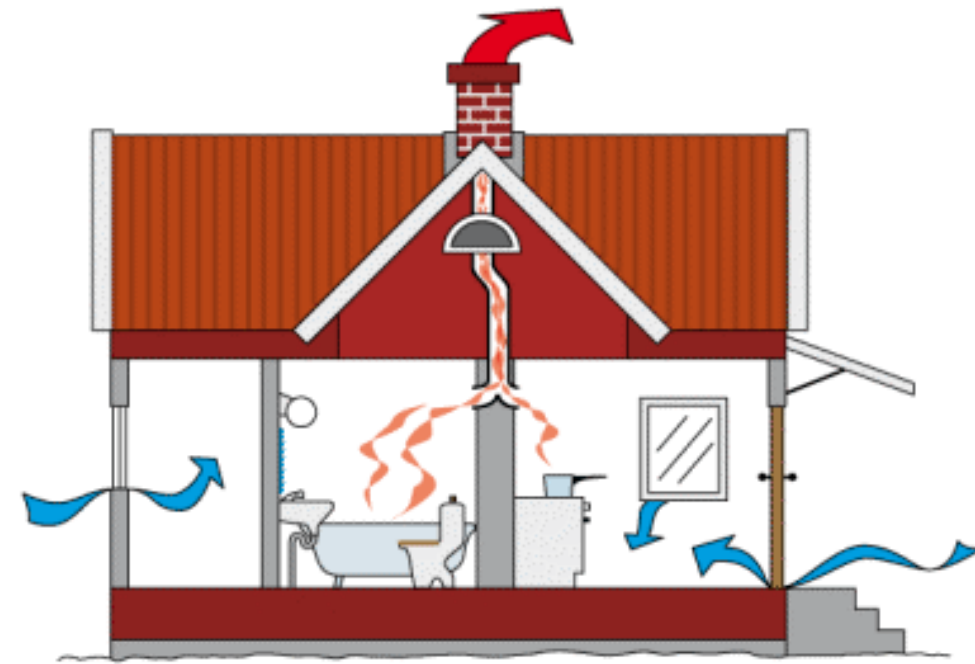
Moisture and Drainage

- **Guttering with no damage, leaks, pooling, blockages and drains to a stormwater system**
- **The property and the land on which it sits is not subject to periodic flooding during normal rain**
- **No surface water running or pooling under the house**
- **A ground vapour barrier must be installed in all accessible areas under the house**
- **Exemptions:**
 - If more than 50% of the subfloor is not enclosed – GVB not required
 - If impracticable to install a GVB



Draught stopping

- **All unreasonable gaps must be sealed (> 3mm)**
- **Includes:**
 - Gaps around windows and doors
 - Poorly fitting cat flaps
 - Gaps in floor boards
 - Chimneys (unless tenants agree in writing to have it unblocked)
 - Any other gaps that let in unreasonable draughts



Compliance Time Frames



✓ **From 1 July 2019:** Statement in all new, varied or renewed Tenancy Agreements that landlord will comply. Insulation must meet RTA

✓ **From 1 December 2020:** Compliance Statement in all new, varied or renewed Tenancy Agreements regarding level of compliance (changed due to Covid lockdown)

From 1 July 2021: All private rental properties must comply with HHS within 90 days of a new or renewed TA


From 1 July 2023: HNZ and community housing compliance

From 1 July 2024: All rentals must comply



HHS Compliance Assessments

- **Up to 2 hour detailed assessment of property**
- **Statement of compliance**
- **Pass/Fail for each standard**
- **If Fail – quotes for bringing to compliance**
- **Final check after remedial work**




Healthy Homes Standards
Compliance Certificate

This certifies that the property at the below address has been assessed by Sustainability Trust, with the below breakdown of compliance by the Healthy Homes Standards.

- 92 Beazley Avenue, Paparangi, Wellington

COMPLIANT / NOT COMPLIANT	
Heating	Compliant
Insulation	Compliant
Ventilation	Not Compliant
Draught Stopping	Not compliant
Moisture ingress and drainage	Compliant
HHS compliance	Not compliant

Please note: maintenance of the property and fixtures to ensure ongoing compliance with the HHS is the responsibility of the landlord.



HHS Assessment Process Flow

- 1) Property manager emails through a list of properties requiring HHS
- 2) Sustainability Trust organises with tenants a suitable time for assessments
- 3) Assessments carried out by qualified Home Performance Advisors
- 4) Property manager is emailed the HHS assessment:
 - COMPLIANT = no further action required
 - NON COMPLIANT = Quotes for solutions are emailed with the HHS assessment
Heating / Insulation / Ventilation / Moisture ingress and drainage / Draughtstopping
- 5) PO or email is received to authorise action of remedial work
- 6) Sustainability Trust arranges with tenant a suitable time for installations
- 7) Remedial work is completed by Qualified Electricians, Trade qualified insulation installers (IAONZ)
Qualified drainage contractors and builders
- 8) Compliance Certificate is updated following invoicing at completion of remedial work
- 9) If work is carried out by other trades people and a revisit is required to sign off the Compliance Certificate.
Cost \$100.00



