

Is your rental up to scratch?



Rental health checklist

From 1 July 2021, some rental properties will need to meet the healthy homes standards. Use this checklist as a simple guide to see if you need to do some work on your property.

Throughout the checklist, you'll answer questions about each of the standards:



Heating



Insulation



Ventilation



Moisture ingress & drainage



Draught stopping

When your rental needs to meet the healthy homes standards:

1 July 2021

- All boarding houses.
- Between 1 July 2021 and 1 July 2025, all private rentals must comply with the healthy homes standards within certain timeframes depending on when the new tenancy starts or is renewed. Certain types of properties may get a little longer to comply with the heating standard. Use the compliance timeframes decision tool¹ to find out when your rental property needs to comply.

1 July 2024

- All Kāinga Ora and Community Housing Provider houses.

1 July 2025

- All rental homes.

¹ tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/compliance-timeframes-decision-tool

Raise the standard

Te Kāwanatanga o Aotearoa
New Zealand Government



MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Tenancy Services

Heating

Your rental will need one or more fixed heater/s that can directly heat the main living room. The heater must be an acceptable type, and must meet the minimum heating capacity required for your living room.



	Room to improve	You're on track
<p>Does the 'main living room' have a heater in it?</p> <p>If you have a rental property with more than one living room, only the largest living room needs to have a heating device under the healthy homes standards. A 'living room' includes any connected spaces that cannot be closed off from the room e.g., open-plan kitchen or dining room, hallway or staircase.</p>	No	Yes
<p>Is the heating source fixed?</p> <p>Unfortunately, plugging in any spare heater won't do the trick. A fixed heater can be a heat pump, wood burner, pellet burner, flued gas heater or in some situations, an electric heater with a thermostat. Each heater must be located in the living room or provide heat directly to the living room e.g., through a duct or vent. Note, some properties (mainly in Rotorua) can meet the heating standard by using geothermal heating in certain situations.</p>	No	Yes
<p>Is the heater at least 1.5kW capacity?</p> <p>Heat capacity means the amount of heat one heater can provide. 1.5kW is the minimum heating capacity required. Check your heater's label to find out the capacity, or look up the heater model online.</p>	No	Yes
<p>Does the heater have the correct capacity to heat the space?</p> <p>The size of heater needed depends on the features of the home and the amount of heat that will be lost from the living room. We recommend you use our online tool to calculate the required capacity of your heater in kilowatts(kW). Alternatively, certain qualified specialists are able to assess the required heating capacity using criteria set out in the regulations.</p>	No	Yes
<p>Is the heater an acceptable type?</p> <p>An open fire or unflued combustion heater (e.g. LPG bottle heater) will not make the grade. If you need a heating capacity of 2.4kW or more, you can't use an electric heater (unless it's a heat pump).</p>	No	Yes
<p>If you have a heat pump or an electric heater, does it have a thermostat?</p> <p>You will need one of these on your heater to make the heating more consistent and help tenants use it efficiently.</p>	No	Yes
<p>Was your heater installed before 1 July 2019 and have more than 2.4kW capacity?</p> <p>If you answered yes, you may be in luck. If your heater already meets the requirements for heaters in the healthy homes standards and its heating capacity is 80% of what you need, you won't need to make any changes.</p>	No	Yes

Topping up

<p>If you already have an existing heater - does it meet the required heating capacity?</p> <p>You can add additional heating to 'top up' and reach the correct capacity if:</p> <ul style="list-style-type: none"> the existing heater was installed before 1 July 2019 the existing heater meets the requirements for heaters in the healthy homes standards you need a heating capacity of 2.4kW or more, and the 'top up' you need is 2.4kW or less. <p>Remember, if you're using more than one heater to warm the space, you can add each heater's output together to check it meets the standard.</p>	No	Yes
--	----	-----

Raise the standard

Find out more about the heating standard at tenancy.govt.nz/healthy-homes/heating-standard/

Insulation

A well-insulated property can help reduce the chances of mould and other nasties taking hold. It'll also make it easier for a house to retain heat — a dry house is a warmer home.



	Room to improve	You're on track
<p>Does your rental have insulation in the ceiling?</p> <p>You should be able to check this by just poking your head into the ceiling space. Insulation is usually made out of product like polyester, wool or fibreglass. If you can't get into the ceiling to check because it's either impracticable or unsafe, check out the information on the Tenancy Services website: https://www.tenancy.govt.nz/healthy-homes/insulation-standard/</p>	No	Yes
<p>If you have space under your floor - is it insulated?</p> <p>If it is either impracticable or unsafe to access under the floor, check out the information on the Tenancy Services website: https://www.tenancy.govt.nz/healthy-homes/insulation-standard/</p>	No	Yes
<p>Is the existing insulation in a reasonable condition?</p> <p>Reasonable condition means there should be no signs of dampness, mould, water damage, rips, tears, gaps in the insulation coverage, vermin or bird nests. If it looks like the insulation has compacted or degraded, it will probably need replacing.</p>	No	Yes
<p>Was your ceiling insulation installed before 1 July 2016?</p> <p>Answered yes? As long as it's thicker than 120mm, and in reasonable condition, your ceiling insulation is likely up to standard.</p>	No	Yes
<p>Was your insulation installed after 1 July 2016?</p> <p>Answered yes? Your insulation needs to meet the minimum R-values for your zone. Not sure what this means? Learn about R-values below.</p>	No	Yes

Get in the zone

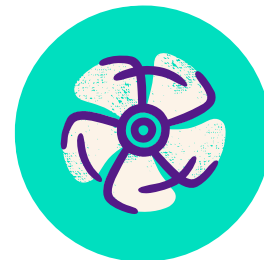
<p>Do you know your R-values?</p> <p>The R-value will tell you how well your insulation can resist heat flow. 'R' stands for thermal resistance. Basically, the higher the R-value, the better the insulation. You will need to know the required minimum R-value for the zone your property is in. There are three zones across New Zealand.</p> <ul style="list-style-type: none"> ● Zone 1 ceiling R 2.9, underfloor R 1.3 ● Zone 2 ceiling R 2.9, underfloor R 1.3 ● Zone 3 ceiling R 3.3, underfloor R 1.3 		No	Yes
<p>Does the insulation product meet the minimum R-value for your zone?</p> <p>The R-value of new insulation is on the product packaging. For existing insulation, check in the ceiling or underfloor space as the R-value from the packaging may be stapled to a beam — or talk to an experienced professional.</p>		No	Yes

Raise the standard

Find out more about the insulation standard at [tenancy.govt.nz/healthy-homes/insulation-standard/](https://www.tenancy.govt.nz/healthy-homes/insulation-standard/)

Ventilation

The ventilation standard is all about recognising that dry air is easier to heat — and a well-ventilated rental is less likely to lead to property damage.



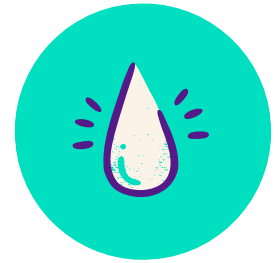
Open it up

	Room to improve	You're on track
<p>Do all 'liveable' rooms have an openable window, door or skylight? Bedrooms, living rooms, dining rooms, and kitchens are considered 'liveable' rooms. So don't worry about the hallway. Windows, doors and skylights should open to the outdoors and allow a healthy flow of air in and out of the property. In each room, the size of the openable windows, doors and skylights together must be at least 5% of the floor area of that room.</p>	No	Yes
<p>Can the windows, doors or skylights stay fixed in an open position? Just propping the window open is not an option. It needs to be able to be fixed and stay in an open position.</p>	No	Yes

Extract what?

<p>Does the kitchen have an extractor fan or rangehood? Any room with an indoor cooktop is considered a kitchen.</p>	No	Yes
<p>Is the kitchen fan vented to the outside?</p>	No	Yes
<p>Was the kitchen fan installed after 1 July 2019? If so, the fan must have a minimum diameter of 150mm, or have an exhaust capacity of at least 50 litres per second.</p>	No	Yes
<p>Does the bathroom have an extractor fan? Any room with a bath or shower is considered a bathroom.</p>	No	Yes
<p>Is the bathroom fan vented to the outside?</p>	No	Yes
<p>Was the bathroom fan installed after 1 July 2019? If so, the fan must have a minimum diameter of 120mm (including ducting), or have an exhaust capacity of at least 25 litres per second.</p>	No	Yes
<p>Are all of the fans in good working order? They are in 'good working order' if they are able to ventilate extracted air effectively to the outdoors.</p>	No	Yes
<p>Alternatively, does the rental property have a continuous mechanical ventilation system that vents to the outdoors? From May 2022 the ventilation standard allows certain continuous mechanical ventilation systems to satisfy the standard. Use the ventilation standard link below for more information.</p>	No	Yes

Moisture ingress & drainage



When it comes to moisture and damp, it's often what you don't see that can be the culprit. Making sure the water has a place to go, and that it can't linger is an essential part of keeping your property dry.

Deny the damp

Does the property have an enclosed space under the floor (subfloor)?

The subfloor is the bit under the house between the floor and the ground. It's considered enclosed if the airflow in and out is significantly obstructed more than 50% - by things like foundations, cement board cladding or earth. However, perimeter claddings such as baseboards with multiple continuous gaps of more than 20mm width or trellis do not significantly obstruct airflow.

	Room to improve	You're on track
<p>If your property has an enclosed space under the floor, does it have a 'polythene ground moisture barrier' installed or an existing acceptable alternative ground moisture barrier?</p> <p>A polythene ground moisture barrier sounds more technical than it is. It's just there to block the moisture in the ground from rising into the property. If you have no existing ground moisture barrier and it is not reasonably practicable to install a polythene ground moisture barrier then you meet the standard until such time you can install a polythene ground moisture barrier.</p>	No	Yes
<p>Is the ground moisture barrier undamaged and secured?</p>	No	Yes

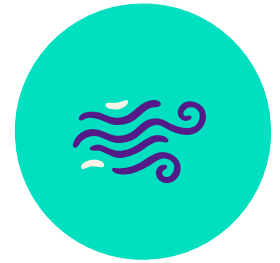
Let it drain away

<p>Are there gutters that drain water away from all parts of the roof?</p>	No	Yes
<p>Do they connect to a downpipe (directly or via a connection)?</p>	No	Yes
<p>Are the gutters and downpipes large enough to not overflow?</p>	No	Yes
<p>Do the gutters stay clear of sitting water after it has rained?</p>	No	Yes
<p>Are the existing gutters and downpipes intact and securely fixed?</p>	No	Yes
<p>Are all gutters and downpipes clear of blockages?</p>	No	Yes
<p>Do all downpipes direct water to an appropriate outfall?</p> <p>An outfall is the discharge point of a waste stream — like a soak hole, channel or stormwater drains. These are generally provided by your local council. It may also be a soakage system, natural watercourse or water storage system.</p>	No	Yes
<p>Is all surface and ground water directed to an appropriate outfall?</p>	No	Yes

Raise the standard

Find out more about the moisture ingress and drainage standard at tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/

Draught stopping



A draught free home costs less to heat and will keep your tenants warm and happy. Become a draught detective and keep the breeze outside. As a rule of thumb, gaps or holes with a width greater than 3mm that let air into or out of the home will usually require blocking. This means that if the edge of a New Zealand \$2 dollar coin can fit in the gap, then the gap needs to be sealed.

	Room to improve	You're on track
Can you feel a noticeable draught from an 'unreasonable' gap or hole in a wall, ceiling, window, skylight, floor or door?	Yes	No
Are there gaps where the wall and ceiling or wall and floor join?	Yes	No
Are there any holes in walls or ceilings or around ceiling hatches?	Yes	No
Are there draughts coming through doors, windows or floorboards?	Yes	No
Are there large gaps between the bottom of the door and the floor?	Yes	No
Are there broken or loose hinges, catches or latches that prevent doors or windows from closing tightly?	Yes	No
Are there any gaps around electrical and plumbing passages or unused ventilation devices?	Yes	No
If there is an open fireplace that isn't in use, is it blocked off? The fireplace will need to be blocked off, unless the tenant requests in writing that it be left open.	Yes	No

What next?



If you're seeing lots of ticks in the teal (right) column, you're probably on the right track.



If there's lots of ticks in the pink (left) column, you've got some work to do. If there were any questions you couldn't answer you may need to do some more research or ask a professional.

Find out more about the draught stopping standard at tenancy.govt.nz/healthy-homes/draught

Check out the full details of the healthy homes standards and exemptions at: tenancy.govt.nz/healthy-homes

Raise the standard

Te Kāwanatanga o Aotearoa
New Zealand Government

MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Tenancy Services