

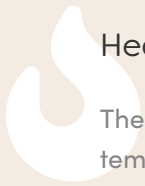


The Healthy Homes Guarantee Act Standards



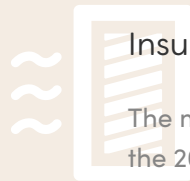
The following standards set the minimum requirements for heating, insulation, ventilation, moisture and drainage and draught stopping in rental housing in New Zealand.

This information is taken from the Ministry of Housing and Urban Development website – correct as of April 2019.



Heating

There must be fixed heating devices, capable of achieving a minimum temperature of at least 18 degrees celsius in the living room only. Some heating devices are inefficient, unaffordable or unhealthy and will not meet the requirements under the heating standard.



Insulation

The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code (for existing ceiling insulation) or have a minimum thickness of 120mm.



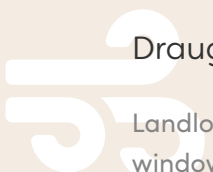
Ventilation

Ventilation must include openable windows in the living room, dining room, kitchen and bedrooms. Also an appropriately sized extractor fan(s) in rooms with a bath or shower or indoor cooktop.



Moisture and Drainage

Landlords must ensure efficient drainage and guttering, downpipes and drains. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.



Draught Stopping

Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

HRV can work with you to determine if your rental property will comply with these standards, and what work is required to meet them. Get in touch with us for your Free Home Assessment today.