



Active Testing Solutions

Healthy Homes Standards Assessment



229 Valley Road, Kawerau

Inspector: Daniel Dresner	Job Number: 8663
Inspection Date: 10/06/2025	Report Date: 16/06/2025
Report Author: Ayla Hood	Report Reviewer: Grant Kedian

Reviewer Signature	Author Signature
	

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Property Details

Zone: 2		House Occupied: Yes	
R-Value Requirements: Ceiling R2.9 – Underfloor R 1.3		Property Furnished: Yes	
Building Type: Single-Level Dwelling			
Client Present: No		Other People Present: Yes	
Status of Utilities	Power On: <input checked="" type="radio"/> Yes <input type="radio"/> No	Water On: <input checked="" type="radio"/> Yes <input type="radio"/> No	

If PACM is present, please note in relevant report section.

Weather	Fine <input type="checkbox"/>	Overcast <input checked="" type="checkbox"/>	Raining <input type="checkbox"/>	Extreme:
Wind	Light <input checked="" type="checkbox"/>	Medium <input type="checkbox"/>	Hard <input type="checkbox"/>	Extreme:

Scope and Limitations of Report

- This report was prepared based on a visual inspection of the building, using normal readily available access and without testing of non-accessible components. No warranty can be given to defects not visually apparent at the time of the inspection, i.e. inside linings/claddings and cavities.
- This report does not provide any guarantee that items surveyed will not fail at some later date and information in this report pertains solely to observations on the day of inspection and accessibility.
- While some maintenance requirements and other items may be discussed, these discussions are not part of the Healthy Homes Standards Report. This report is not a compliance inspection certification for past or present building code requirements or regulations.
- The purpose of the report is to assess the property against the Healthy Homes Standards (HHS) requirements.
- Some additional assessment points may be included in the report. These additional assessments are intended as additional information for the property owner and are in addition to the HHS requirements.
- Any general maintenance/repair recommendations provided are intended as a guide only and are not sufficient to instruct a contractor to carry out such repair work.
- This report does not purport to certify the soil stability or condition of underground services, including waterproofing coatings that are not visible. It assumes compliance in all respects with the Building Act 2004 and does not certify that all building improvements lie within title boundaries. Furthermore, this report assumes that a Territorial Authority Land Information Memorandum/ Project Information Memorandum would not reveal any non-complying features and/or requisitions. Some information provided is obtained from files and records for the subject property held by Council. Whilst every effort is made to provide accurate information, we are not able to guarantee details compiled by local Councils.

Healthy Homes Standards Assessment Criteria

Criteria for Assessment	Requirements	Deadlines
Insulation	New insulation must meet the 2008 Building Code or for existing ceiling insulation must be 120mm thick. (See Appendix One)	<p>1 July 2019: Must meet existing 2016 requirements.</p> <p>1 December 2020: New/Varied Tenancy Agreements to include information on the property's current assessment against the Five Healthy Homes Standards.</p> <p>1 July 2021: All new/varied tenancy agreements must comply with all Healthy Homes Standards within 90 days of the tenancy/variation commencing.</p> <p>1 July 2024: All rental properties must be compliant.</p>
Heating	Landlords must provide one or more fixed heaters that can directly heat the main living room to a maintained temperature of at least 18 degrees Celsius. (See Appendix Two)	
Ventilation	Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must also have extractor fans. (See Appendix Three)	
Moisture Ingress & Drainage	Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier. (See Appendix Four)	
Draught Stopping	Landlords must make sure the property doesn't have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces closed off or their chimneys must be blocked to prevent draughts. (See Appendix Five)	

Inspection Tables – Healthy Homes Standards Assessment

Criteria for Assessment	HHS Criteria Satisfied	Explanation (if required)	Recommendation
Heating	Yes	<p>Estimated kW required: 5.3kW</p> <p>There are currently two qualifying heat sources present in the living room, with a combined kW output of 15.3kW, meeting the Standard.</p> <p>There is a Kent 'Eurofire' wood burner of 10kW, and a 5.3kW Toshiba heat pump.</p>	<p>No Further Action Required</p> <p><i>While the property has satisfied the heating requirements, it is recommended regular servicing and maintenance is completed, to ensure the effectiveness of the wood burner.</i></p>
Insulation	Yes	<p>Ceiling insulation is present in excellent condition and at an average thickness of 180mm.</p> <p>Subfloor insulation is present in excellent condition and at an average thickness of 85mm.</p>	No Further Action Required
Ventilation	Yes	<p>Extractor fans are present in the kitchen and bathroom, which are vented externally with a diameter of 160mm and appear to be in working condition, meeting the Standard.</p> <p>There are openable windows/doors present in all habitable spaces and the openable windows make up at least 5% of the total floor space per room.</p>	No Further Action Required
Moisture Ingress & Drainage	Yes	<p>The property has an effective drainage system, with guttering, downpipes, and drains in good condition.</p> <p>A subfloor is present, less than 50% of the subfloor is enclosed, as such the property is exempted from requiring a moisture barrier.</p>	No Further Action Required
Draught Stopping	Yes	<p>There were no significant gaps identified that would likely result in draughts occurring in the property.</p>	No Further Action Required

Supporting Information

The following information represents the actual discoveries made as ATS worked through the property. As you will see, some additional assessment points have been noted. Please note that where additional assessment points have been noted that **do not** apply to the HHS requirements, NA has been noted in the “Standards” column.

Definitions

Inspection Assessment Ratings

Standards Definitions		
Excellent	Good	Average
Exceeds Healthy Home Standards	Meets Healthy Home Standards	Fails to meet Healthy Home Standards

Additional Definitions & Explanations

HHS: Healthy Homes Standards.

NIL: Not applicable to the property or the area being discussed.

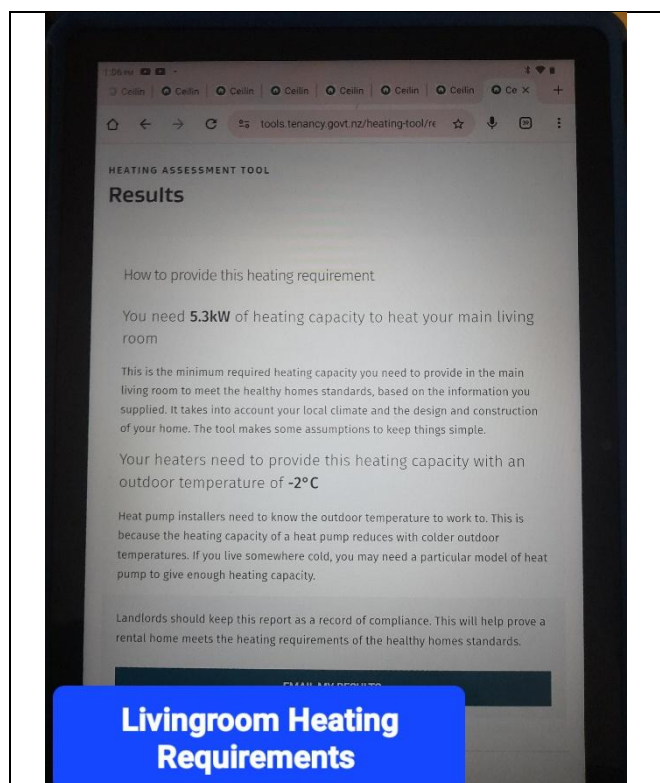
Bedroom Naming: Bedrooms are named based on an anti-clockwise direction with Bedroom 1 being the first bedroom in an antic-clockwise direction from the front door.

Pictures included in this report are intended to reference those areas assessed.

NA: The HHS does not apply.

Inspection Tables – Supporting Information

Heating				
Area	Primary Heater Type	Stated Kw Output	Heater Installed as Fixture	Floor Area (m ²)
Living Room	<input type="checkbox"/> None <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Wood Burner <input type="checkbox"/> Pellet Burner <input type="checkbox"/> Flued Gas Heater <input type="checkbox"/> Central Heating <input type="checkbox"/> Other, please specify:	10kW Kent Eurofire	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	32m ² <i>Includes: Open Plan Living, Kitchen and Dining</i>
Fixed Secondary Heater Present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please state heater type: Heat Pump Toshiba RAS-16N3AV2-A	If yes, please state Kw output: 5.3kW	
Additional Comments:	5.3kW required Meets Healthy Homes Standards			





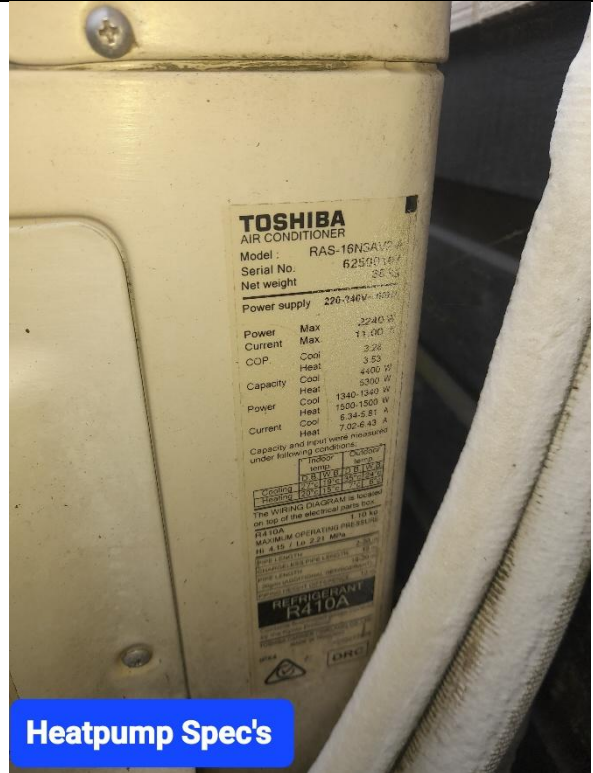
Livingroom Heating Source



Woodburner Spec's



Secondary Heating Source



Heatpump Spec's

Insulation				
Area	Insulation Present	Material Type (if known)	R-Value or AVG thickness	Recommendations
Ceiling Insulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt	Polyester Blanket	180 mm	
Underfloor Insulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt	Polyester Foam	85 mm	
Condition of Insulation	Excellent	Good	Average	Poor
Additional Comments:	Meets Healthy Homes Standards			

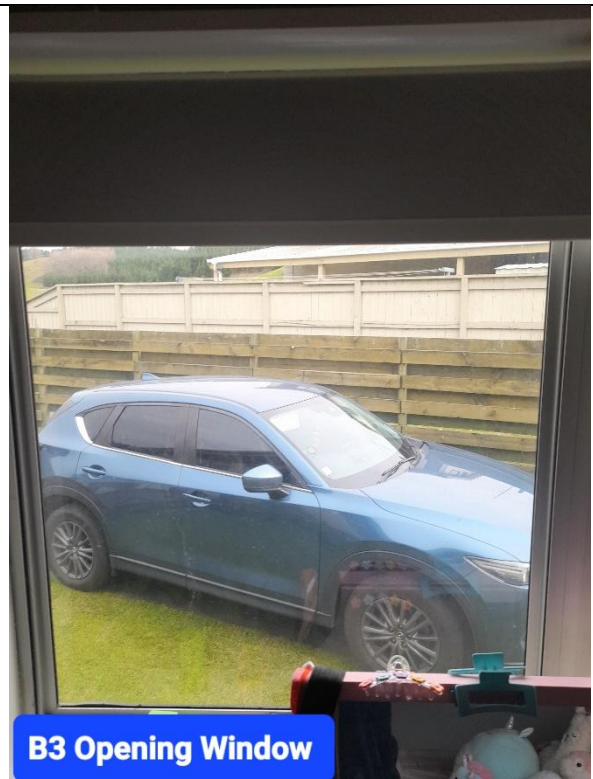


Ventilation – Extractor Fans					
Area	Extractor Fan Present	Flow Rate / Diameter	Vented Outside	Appears Installed pre 1 July 2019	In working order
Kitchen	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	160 mm	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bathroom	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	160 mm	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Comments:	Meets Healthy Homes Standards				





Ventilation – Windows & Doors				
<i>Start RHS of front door – work in an anti-clockwise direction.</i>				
Area	Floor Area (m ²)	Windows/Doors Can Fix Open	Windows/Doors Total Area (m ²)	Percentage of Windows Space is great than 5%?
Living Room/ Kitchen/Dining	32m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bedroom 1 - 1 st Right	10m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.8m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bedroom 2 - 2 nd Right	12m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.8m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bedroom 3 - End of Hall	9m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.6m ²	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Comments:	Meets Healthy Homes Standards			



Moisture Ingress & Drainage - Drainage				
Area	Hard Surface Present (if yes, type)	Appropriate Drainage System Present	Type of Drainage System Utilised E.g: strip drains	<u>For Building Only</u> Does Drainage System Include: Gutters, Downpipes & Drains
Hard Surfaces Surrounding Building	Driveway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Surfaces Slope Away from Building	
Building		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PVC Pipes and Gutters	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Comments:	Meets Healthy Homes Standards			



Moisture Ingress & Drainage – Moisture Barrier			
Area	Present	More Than 50% Subfloor Enclosed	Moisture Barrier Present
Subfloor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Concrete Foundation <input type="checkbox"/> Insufficient Room	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Exempt
Additional Comments:	Meets Healthy Homes Standards		

Draught Stopping					
Area	Risk of Draught Present	Gaps Larger Than 3mm Present	Multiple Gaps Smaller Than 3mm Present	Open Fireplace Present	Open Fireplace Blocked
External Cladding		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Additional Comments:	Meets Healthy Homes Standards				

Conclusion

The property meets the Healthy Homes Standards in the following areas:

- Heating
- Insulation
- Ventilation
- Moisture Ingress & Drainage
- Draught Stopping

Appendices

Appendix One to Five are excerpts taken directly from **Residential Tenancies Act (Healthy Homes Standards) Regulations 2019** and highlight the applicable Healthy Homes Standards legislation.

Appendix One - Insulation

Subpart 3—Insulation Standards

13 - Ceiling insulation

- (1) The ceiling of each domestic living space in the premises must be fully covered by qualifying ceiling insulation.
- (2) However, the ceiling is not required to be fully covered so far as—
 - (a) another domestic living space (whether or not part of the premises) is immediately above the ceiling; or
 - (b) clearances are reasonably required around any other item that is installed in or above the ceiling.

14 - Qualifying ceiling insulation

- (1) Ceiling insulation is **qualifying ceiling insulation** if all of the following apply:
 - (a) the insulation's R-value, when it was installed, was, —
 - (i) if the premises are in zone 1 or zone 2, at least 2.9; or
 - (ii) if the premises are in zone 3, at least 3.3:
 - (b) the insulation was installed in accordance with NZS 4246:2016:
 - (c) the insulation is in a reasonable condition (or better).
- (2) If the ceiling insulation for an area of ceiling consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by—
 - (a) determining the R-value of each product when it was installed; and
 - (b) adding those R-values together.
- (3) If insulation was installed on different areas of the ceiling at different times, subclause (1) applies separately to the insulation in each different area.
- (4) In this regulation, **zone 1**, **zone 2**, and **zone 3** have the same meanings as in Appendix B of NZS 4218:2009.

15 - Underfloor insulation for suspended floors

- (1) If a domestic living space in the premises has a suspended floor, that floor must be fully covered by qualifying underfloor insulation.
- (2) However, the floor is not required to be fully covered so far as—
 - (a) another domestic living space (whether or not part of the premises) is immediately below the floor; or
 - (b) clearances are reasonably required around any other item that is installed in or under the floor.

16 - Qualifying underfloor insulation

- (1) Underfloor insulation is **qualifying underfloor insulation** if all of the following apply:

- (a) the insulation's R-value, when it was installed, was at least 1.3;
 - (b) the insulation was installed in accordance with NZS 4246:2016;
 - (c) the insulation is in a reasonable condition (or better).
- (2) If the underfloor insulation for an area of floor consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by—
 - (a) determining the R-value of each product when it was installed; and
 - (b) adding those R-values together.
- (3) If insulation was installed under different areas of the floor at different times, subclause (1) applies separately to the insulation in each different area.

17 - Determining R-value of insulation

- (1) This regulation applies if, when insulation is installed, —
 - (a) the insulation is a new product; and
 - (b) the manufacturer's instructions for the product specifies its R-value.
- (2) The R-value of the insulation when it is installed is the R-value of the product specified in the manufacturer's instructions.
- (3) In this regulation, **manufacturer's instructions**, in relation to an insulation product, includes any specification, instruction, recommendation, or other information relating to the product that is provided, or otherwise made available, in any way to buyers, installers, or users of the product by or on behalf of the product's manufacturer.

18 - Determining whether insulation is in reasonable condition

- (1) In determining whether insulation is in reasonable condition (or better), the following matters must be taken into account:
 - (a) the extent to which the performance of the insulation is compromised by any aspect of its condition;
 - (b) the extent of any dampness, damage, degradation, or displacement;
 - (c) the condition of any materials or other items that are ancillary to the insulation's installation (for example, strapping or staples).
- (2) Without limiting subclause (1), ceiling insulation is not in reasonable condition if the minimum thickness of the insulation material is less than 120 mm.
- (3) However, subclause (2) does not apply if the landlord proves that—
 - (a) the insulation's R-value, when it was installed, was the value specified in (as applicable); and
 - (b) the current thickness of the insulation material is 70% or more of its thickness when it was installed (even if its current thickness is less than 120 mm).
- (4) This regulation is not an exhaustive statement of the matters that may be taken into account.

19 - Exemption from insulation standards if not reasonably practicable to install

- (1) A ceiling need not comply with [regulation 13](#) if, at the commencement of the tenancy,—
 - (a) the ceiling does not comply with that regulation; and
 - (b) it is not reasonably practicable to install insulation so as to comply with that regulation.
- (2) A floor need not comply with [regulation 15](#) if, at the commencement of the tenancy,—

- (a) the floor does not comply with that regulation; and
 - (b) it is not reasonably practicable to install insulation so as to comply with that regulation.
- (3) The exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install insulation so as to comply with [regulation 13](#) or [15](#).

20 - Partial exemption for certain thermal underfloor insulation

- (1) This regulation applies if—
- (a) there is underfloor insulation covering a floor at the premises; and
 - (b) when the insulation was installed, requirements relating to thermal insulation imposed by or under an enactment or a bylaw were applicable to the premises or tenancy building; and
 - (c) the landlord is in possession of a compliance document (**document A**) that includes a certification or other statement to the effect that the premises or tenancy building, with the insulation installed, complied with those requirements.
- (2) In determining whether the insulation is qualifying underfloor insulation, [regulation 16\(1\)\(a\) and \(b\)](#) does not apply.
- (3) This exemption ceases to apply if, during the term of the tenancy, either of the following occurs:
- (a) the landlord receives a request for evidence and fails to provide reasonable evidence of document A to the person making the request within 10 working days after the day on which the landlord receives the request:
 - (b) the landlord receives a Tribunal request or requirement for evidence and fails to comply with it within the time allowed by the Tribunal.
- (4) In this regulation, —
- compliance document** means a certificate or other document issued under an enactment or a bylaw by a governmental authority or any other person (for example, a code compliance certificate issued under [section 95](#) of the Building Act 2004 or section 43 of the Building Act 1991)
- request for evidence** means a reasonable request for evidence of document A given to the landlord by the tenant or the chief executive acting for the purposes of the chief executive's functions or powers under the Act
- Tribunal request or requirement for evidence** means a request or requirement from the Tribunal in the course of any proceedings relating to the tenancy for the landlord to provide reasonable evidence of document A.

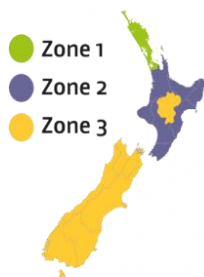
Zones for R-Values

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

Map of climate zones



Appendix Two - Heating

Subpart 2—Heating standard

8 - Main living room must have qualifying heaters

- (1) The main living room of the premises must be heated by 1 or more qualifying heaters with a total heating capacity of at least the required heating capacity for the main living room.
- (2) If the premises are not in a boarding house, the **main living room** of the premises is, —
 - (a) if the premises have 1 living room, that living room; or
 - (b) if the premises have 2 or more living rooms, the largest of them.
- (3) If the premises are in a boarding house, the **main living room** of the premises is, —
 - (a) if the facilities (as defined in [section 66B](#) of the Act) include 1 living room, that living room; or
 - (b) if the facilities include 2 or more living rooms, the largest of them.

9 - Qualifying heaters

- (1) A heater is a **qualifying heater** if—
 - (a) it is installed as a fixture to the premises; and
 - (b) either—
 - (i) the heater (or if it is a fixed heat pump, the indoor unit) is in the living room; or
 - (ii) the heater supplies heat directly into the living room (for example, through a duct or vent located in the living room); and
 - (c) it has a heating capacity of at least 1.5 kW; and
 - (d) if it is an electric heater or a fixed heat pump, it has a thermostat; and
 - (e) it is not an unacceptable heater.
- (2) Each of the following is an **unacceptable heater**:
 - (a) an open fire;
 - (b) an unflued combustion heater;
 - (c) if the required heating capacity for the living room is greater than 2.4 kW, an electric heater.
- (3) In this regulation, —
electric heater means an electric heater that is not a fixed heat pump
fixed heat pump means a heat pump that is permanently wired into the premises' electrical system.

10 - Required heating capacity

- (1) The **required heating capacity** for a living room is the required heating capacity determined in accordance with [Schedule 2](#).
- (2) If a heating capacity calculator is made available, —
 - (a) the calculator is presumed to determine required heating capacity in accordance with [Schedule 2](#), unless the contrary is shown; and
 - (b) any person using the calculator in good faith is entitled to rely on the result produced by the calculator as the correct result based on the data provided by the person.
- (3) A heating capacity calculator may provide assumed construction R-values for living room building elements (including different values for building elements made of different materials) that a person using the calculator may (but is not required) to use.

-
- (4) In this regulation, —
construction R-value has the same meaning as in [Schedule 2](#)
heating capacity calculator means a tool for determining the required heating capacity of a living room in accordance with [Schedule 2](#) that is made publicly available by, or on behalf of, the chief executive on an Internet site maintained by, or on behalf of, the department (as defined in [section 2\(1\)](#) of the Act) or any other department.

11 - Exemption for certified passive buildings

- (1) The main living room need not comply with [regulation 8](#) if the tenancy building is a certified passive building.
- (2) A building is a **certified passive building** if—
(a) one of the following applies:
(i) the building has been certified as a passive house under the Passive House Standard of the Passivhaus Institut, Germany:
(ii) the International Living Future Institute has issued one of the following in respect of the building:
(ii.a) a Living Building Certification:
(ii.b) a Petal Certification that includes a heating related requirement:
(ii.c) a Zero Energy Certification; and
(b) that certification has not lapsed, expired, been cancelled, or otherwise ceased to be in force.

12 - Exemption from heating standard if not reasonably practicable to install

- (1) The main living room need not comply with [regulation 8](#) if, at the commencement of the tenancy,—
(a) the living room does not comply with that regulation; and
(b) it is not reasonably practicable to install qualifying heaters so as to comply with that regulation.
- (2) This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install qualifying heaters so as to comply with [regulation 8](#).

Appendix Three – Ventilation

Subpart 4—Ventilation standards

21 - Openable windows or external doors

- (1) Each habitable space in the premises must have 1 or more qualifying windows or doors.
- (2) 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.
- (3) A window, skylight, or door is a **qualifying window or door** if it—
 - (a) opens to the outdoors; and
 - (b) is designed and built in a way that allows it to remain fixed in the open position during normal occupation of the premises.
- (4) The openable area of a qualifying window or door is its net openable area on the internal face of the building element in which it is located.

22 - Exemption for rooms lawfully built without qualifying windows or doors

- (1) A habitable space need not comply with [regulation 21](#) if,—
 - (a) when the habitable space was built or converted into a habitable space, not having qualifying windows or doors that would comply with [regulation 21](#) was lawful; and
 - (b) if not having qualifying windows or doors was lawful only because the room met alternative ventilation requirements, at the commencement of the tenancy the room still meets those requirements.

23 - Extractor fans for kitchens and bathrooms

- (1) Each kitchen and bathroom in the premises must have an extractor fan installed in it.
- (2) For a kitchen, —
 - (a) the fan and all exhaust ducting must have a diameter of at least 150 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 50 ℓ/s.
- (3) For a bathroom, —
 - (a) the fan and all exhaust ducting must have a diameter of at least 120 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 25 ℓ/s.

24 - Exemption from extractor fan standards if not reasonably practicable to install

- (1) A kitchen or bathroom need not comply with [regulation 23](#) if all of the following apply:
 - (a) at the commencement of the tenancy, —
 - (i) the room does not have an extractor fan;
 - (ii) it is not reasonably practicable to install an extractor fan so as to comply with the [regulation 23](#);
 - (b) when the room was built or converted into a kitchen or bathroom, not having an extractor fan was lawful;
 - (c) if not having an extractor fan was lawful only because the room met alternative ventilation requirements, at the commencement of the tenancy the room still meets those requirements.
- (2) This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install an extractor fan so as to comply with [regulation 23](#).

Appendix Four – Moisture Ingress

Subpart 6—Moisture ingress and drainage standards

27 - Tenancy building to have efficient drainage system

- (1) The tenancy building must have a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall.
- (2) The drainage system must include appropriate gutters, downpipes, and drains for the removal of water from the roof.

28 - Suspended floors to have ground moisture barrier

- (1) This regulation applies if—
 - (a) the tenancy building has a suspended floor; and
 - (b) the subfloor space is enclosed.
- (2) The tenancy building's subfloor space must—
 - (a) have a ground moisture barrier that—
 - (i) is made of a material that meets the specifications for an on-ground vapour barrier set out in section 8 of NZS 4246:2016; and
 - (ii) was installed in accordance with section 8 of NZS 4246:2016; or
 - (b) have an alternative ground moisture barrier that—
 - (i) has a vapour flow resistance of at least 50 MN s/g; and
 - (ii) was installed by an appropriate professional installer.
- (3) 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:
 - (a) a masonry foundation wall;
 - (b) cement boards, timber skirting, or other cladding;
 - (c) other parts of the building or any adjoining structure;
 - (d) any other permanent or semi-permanent structure that significantly obstructs airflow;
 - (e) rock, soil, or other similar material.

29 - Exemption from ground moisture barrier standard if not reasonably practicable to install

- (1) A tenancy building need not comply with [regulation 28](#) if, at the commencement of the tenancy,—
 - (a) the building does not comply with that regulation; and
 - (b) it is not reasonably practicable to install a ground moisture barrier so as to comply with that regulation.
- (2) This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install a ground moisture barrier so as to comply with [regulation 28](#).

Appendix Five – Draught Stopping

Subpart 5—Draught stopping standards

25 - Open fireplaces to be blocked

- (1) If the premises have an open fireplace, it must be closed off, or its chimney must be blocked, in a way that prevents draughts into and out of the premises through the fireplace.
- (2) However, subclause (1) does not apply if—
 - (a) the tenant requests in writing that the fireplace be available for use; and
 - (b) the landlord agrees to the request.
- (3) If subclause (1) is disapplied under subclause (2), the fireplace and its chimney must be—
 - (a) free from gaps or holes that allow draughts into or out of the premises and that are not necessary for the safe and efficient operation of the fireplace; and
 - (b) maintained in good working order.

26 - Gaps and holes that allow draughts

- (1) The premises must be free from gaps between, and holes in, building elements that—
 - (a) are not intentional parts of the construction of the premises (such as drainage and ventilation openings); and
 - (b) allow draughts into or out of the premises; and
 - (c) are unreasonable.
- (2) In determining whether a gap or hole is unreasonable for the purposes of subclause (1)(c), the following matters may be taken into account:
 - (a) the size and location of the gap or hole;
 - (b) the extent of the draught that is allowed through the gap or hole;
 - (c) if there is more than 1 gap or hole at the premises, the extent of the total draught that is allowed through those gaps and holes;
 - (d) the likely impact that a draught through the gap or hole will have on heat loss from the premises;
 - (e) any other relevant matters, subject to subclause (3).
- (3) In determining whether a gap or hole is unreasonable for the purposes of subclause (1)(c), the age and condition of the premises or tenancy building must not be taken into account.