



Healthy Homes Standards

The healthy homes standards introduce specific and minimum requirements that rental properties in New Zealand must meet.

The healthy homes standards became law on 1 July 2019 and it cover five main areas heating, insulation, ventilation, moisture ingress and drainage, and draught stopping.

1) Heating Standard

Landlords must provide at least one fixed heating device that is capable of achieving a minimum temperature of at least 18°C in the living room. Some heating devices are inefficient, unaffordable or unhealthy and will not meet the requirements under the heating standard.

2) Insulation Standard

The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm. The insulation standard builds on the current regulations and has been compulsory since 1 July 2019.

3) Ventilation Standard

Rental homes must include openable windows or doors in the living room, dining room, kitchen and bedrooms. Also, appropriately-sized extractor fan(s) must be installed in rooms with a bath or shower or indoor cooktop.

4) Moisture Ingress and Drainage Standard

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.

5) Draught Stopping Standard

Landlords must make sure to stop any unreasonable gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused open fireplaces and chimneys must be blocked to prevent draughts.

To find out more about Healthy Homes Standards Compliance Inspections, please visit our website at www.nzhhs.co.nz or contact us at 022 191 88 66.