



Building Consents

Solid Fuel Heaters and Log Fires

Blenheim

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**MARLBOROUGH
DISTRICT COUNCIL**

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Solid fuel heater installation is covered by the NZ Building Code and a building consent is required. This brochure is intended to help people through the building consent process and to set out specific requirements Council has.

There is a safety issue with any appliance that contains fire and correct installation is very important. It is for safety and environmental reasons that Council has restrictions on the type of appliance for which it will issue building consents.

How to Apply for a Building Consent

Application forms are available from Council offices in Picton and Blenheim and off the Council web pages at www.marlborough.govt.nz.

Complete all sections of the building consent application form BAF0002.3 “Solid Fuel Heaters and Log Fires”. Read the application checklist and include everything asked for.

Forward application form, checklist, floor plans, proof of ownership (see later for specific requirements).

We recommend that you use an experienced installer to install the appliance. The installer can apply for the building consent on your behalf.

Specific Requirements for Appliances

- Smoke alarms complying with the NZ Building Code are required with all fire installations. Further information regarding smoke alarms can be found on the back page of this guide.
- Your floor plan must show the layout of the dwelling, including the location of the fire and smoke alarms, and specify the type of alarm you are providing.
- All appliances are required to meet the air emission standards if going onto a property smaller than 2 hectares.
- If installing a wet back to the appliance, a tempering valve must be fitted to the hot water cylinder.

DO NOT light any fire appliance until it has been inspected.



Freestanding Appliance

Appliance must be seismically restrained (i.e. bolted down).
Ceiling plate should not be fixed to the ceiling until inspected by the Building Inspector.

Installation of Heater Into Existing Open Fire Places

- Chimney shall be swept and thoroughly examined for soundness by a qualified installer.
- Check joint between chimney and surround for tightness.
- Only zero clearance models are to be fitted into existing open fireplaces.
- A stainless steel flue must be installed full length inside the existing chimney.



Building Consent Fees

These fees will be invoiced to you once the consent is issued.

The fees for building consent will vary depending on where the property is located. (See travel zone map at www.marlborough.govt.nz)

Zone 1	\$405.00
Zone 2	\$439.00
Zone 3	\$462.00
Zone 4	\$1,000.50



Air Quality Requirements

All wood burning appliances to be installed on properties less than 2 hectares in size must comply with the air emission standards prescribed by the Ministry for the Environment. Appliances must have a discharge of less than 1.5 grams of particles for each kilogram of dry wood burnt and a thermal efficiency of at least 65%. Most appliances in towns must meet the standards.

Only appliances with a tested emission standard that meets these requirements will be acceptable on lots smaller than 2 hectares. That rules out second hand appliances unless they have been individually tested and show compliance with the emission standards. (*Refer page 6*)

A list of approved appliances is available on the MfE web pages at www.mfe.govt.nz and is regularly updated.

Note that at present the emission rules do not apply to pellet fires, gas fires, multi fuel burners and appliance used for cooking. It should also be noted that some appliances meet the standards without wet backs but do not if installed with a wet back.

Changes to Central Government policy means that open fires can no longer be installed in private dwellings in the Blenheim Airshed.



Appliances, Flues and Chimneys

Flues decay with time and use. The time will depend on how the appliance is used and what fuel is burnt. Flues older than five years will not be accepted by Council as complying with the building code and therefore will not be approved.

We recommend that new flues be installed with every new installation, even if the appliance is an approved second hand model.

Appliances to be built into existing chimneys must be zero clearance models. The existing chimney must be cleaned and checked before the appliance is installed. A new stainless steel flue will need to be installed full length of the chimney.



What if I Want to Install a Second Hand Fire

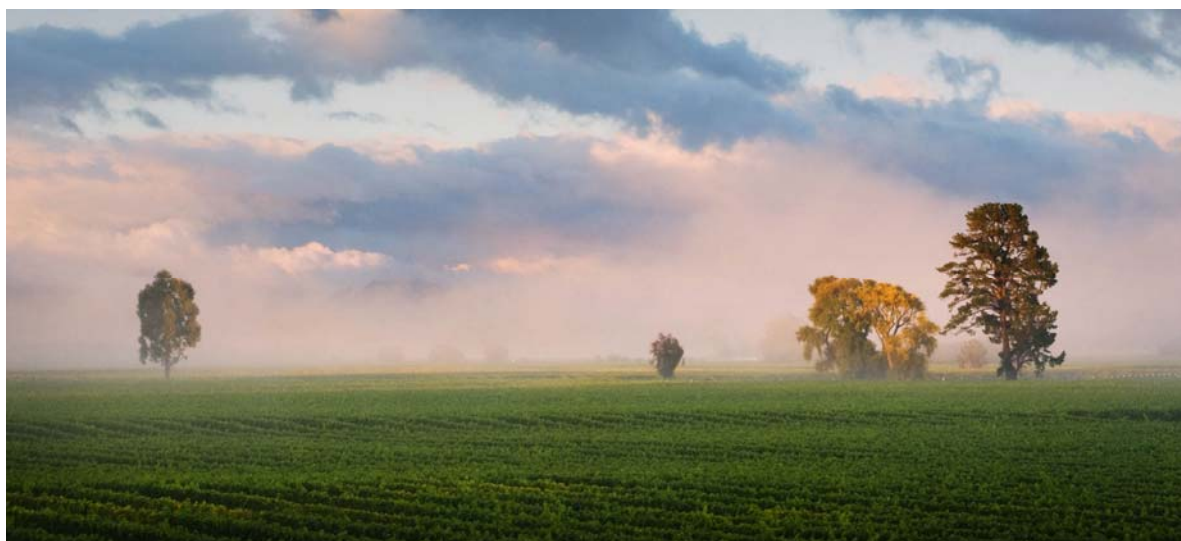
Council will not issue building consents for second hand fires unless they are less than three years old. You may be required to prove the age of the heater if it is second hand and you must have the correct installation instructions.

A second hand fire older than three years can receive a building consent but it will have to be inspected by a suitably qualified person and shown to be safe, of sound construction and compliant with NZS7421 and NZS7401 (AS/NZS3869).

Council recognises the following as being suitably qualified persons:

- Peter Cairns, Heating Marlborough, 55 Grove Road, Blenheim
Phone 03 578 5950.
- Tony Gardner, 81 Martin Street, Stoke
Cell 0274 396 138 or Fax 03 547 4378.
- Greg Brown, Browns Chimney Services, 5 Springswood Grove, Blenheim
Phone 03 578 4138 or Cell 021 120 5347
- John McKay, 117 Bartlett Road, RD 1, Richmond, Nelson
Phone 03 544 1077 or Cell 021 564 667.
- Garry Ham, 61 David Street, Woodbourne, Blenheim
Phone 027 445 6534
- Scott Stevenson, 0211 099 294
- Steve Leask, 021 0823 1468

All appliances need to comply with the air emission regulations and second hand models will not be acceptable unless they have actually been tested and pass the emission tests. Second hand models are therefore mainly suitable only for rural properties larger than 2 hectares in size where air emissions are not considered.



The Council Has No Record of My Fire. What Can I Do?

If it is less than three years old then it can be removed and then have a new building consent for reinstallation, provided the model meets the emission standards.

If it is older than that and can receive a satisfactory report from a suitably qualified person then it can also be removed and receive a building consent for reinstallation, but may not be allowed in urban areas because of the emission requirements.

For more information refer to the section on second hand appliances.
(Refer Page 6)

If it cannot meet all of the above requirements then replacement of the appliance is worth considering.

Council will not issue retrospective building consents for any log fire previously installed without consent. Neither will we undertake safety inspections on unconsented fires. Owners with unconsented log fires are advised to get a safety report from a suitably qualified person, such as a professional installer, if a report is required for any reason.

Inspection of Log Fire

Council inspects all log fires during installation.

In most cases the installers will arrange the inspections but check with the installer so that it is clear who is to call for inspections. Notice is required for inspections and it is advisable to give as much notice as possible.

For freestanding appliances we inspect when the installation is complete but before the ceiling plate is in position.

For inbuilt fires we inspect the cleaned out chimney prior to installation of the appliance and then usually before the face plate is installed.

If there is a wet back we will also check for a tempering valve to be fitted.

For inspection of appliances ring the Building Control Section of the Marlborough District Council, Phone 520 7405.

A Code Compliance Certificate will be issued when the inspector is happy that all is installed correctly. The Code Compliance Certificate is not a warranty for the appliance. The building consent process will cover the installation of the appliance not the appliance itself.

Smoke Alarms

The New Zealand Building Code requires smoke alarms in all new dwellings and dwellings that are altered. Very minor alteration work will trigger the need for new smoke alarms, even water cylinder replacement, solid fuel heaters or log fires. Any building containing sleeping areas will need alarms.

You must provide plans to show where they are to be provided. The alarms are to be specified. The following information is intended to help you select and place the alarms correctly.

- Only alarms complying with the following standards are acceptable - UL217, ULC-S531, AS3786, BS5446 Part 1. Look on the alarm or the packet for an indication that the alarm complies.
- One alarm is required on all escape routes with at least one on every level (passageways, halls, lobbies, stair wells).
- One alarm is required in every sleeping space or within 3.0 meters of every sleeping space. If the alarm is outside of the bedroom door then it needs to be loud enough to wake a sleeping person in the bedroom with the door closed. We recommend one in every bedroom.
- Alarms must have a hush facility (able to be switched off for a period of at least one minute).
- All alarms must have a test facility.
- Existing alarms will not be accepted as complying unless they meet one of the standards listed above. You can keep them in the house but complying ones meeting all new requirements will also be needed.
- Alarms do not need to be interconnected and battery powered.
- Alarms are acceptable if they meet all of the other requirements.



Please lodge your application with ALL supporting documents

**For further information on any building consent matter, please call the
Council's Customer Service Centre (03 520 7400)
Remember to quote your Building Consent Number**