

## Waitaki District Council – Installing solid fuel heating appliances

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*Solid fuel heating appliances are those units which burn wood, coal, wood pellets, or similar material*

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If you want to install or replace a solid fuel heating appliance, then you will first require building consent from the Council. You cannot legally commence with the new installation until such time as you have applied for and obtained building consent. Installing or lighting a solid fuel appliance without building consent, or without a code compliance certificate may also affect your home insurance, it's best to seek advice if you are unsure.

The incorrect installation of solid fuel heating appliances has caused many major house fires, so it pays to get it right. Refer to [Build Magazine Issue 109](#).

### What information is required for a building consent?

- Details of the make/model of the unit along with the manufacturer's specifications and installation requirements.
- A floor plan showing the location of the appliance, the location of bedrooms, smoke alarms and escape route. Refer to [Build Magazine Issue 154](#) for the required location of smoke alarms.
- Roof flashing details that are suitable for roofing material, i.e., tiles or long run.
- Details of floor and wall protection including dimensions and distances to drapes, or other such combustible materials
- Location and construction details of the flue, flue offset and penetrations through the ceiling, roof, wall and floor (where applicable).
- Flue Height: The minimum flue heights specified in **AS/NZS 2918:2001** (Solid Fuel/Liquid Fuel Heaters) or the manufacturer's installation instruction may be insufficient if combustion problems and smoke or odour nuisance are to be avoided. Consideration should be given to extending the flue height above those required by the manufacturer or **AS/NZS 2918:2001** where possible.
- If the flue is to be enclosed in a chimney provide ventilation details, refer to [Build Magazine Issue 129](#).
- Details of any heat shielding and reduction factor calculation if the manufacturers clearances cannot be achieved (refer **AS/NZS2918:2001**, Section 3)
- If a wetback is proposed then details relating to the hot water cylinder, venting, valve arrangement including tempering valve and pipework between the appliance and the cylinder. Please note that any plumbing work involved in a wetback installation must only be undertaken by a licensed plumber.

Where a property is less than 2 hectares, the national environmental standards for air quality require all wood burners to meet certain discharge and efficiency requirements. The full list of authorised wood burners can be found on the [Ministry for the Environment website](#). The Regional Council also has rules relating to air pollution and the types of solid fuel heating units that are allowed to be installed in certain areas. Regional Council rules and their list of approved solid fuel heating units is available on their website.

## Next Steps

Once your building consent is issued, an inspection of the heating appliance must be completed and approved before the code compliance certificate (CCC) can be issued.

**Please Note:** Inspection requirements will be identified within the building consent documentation, so please ensure you take the time to familiarise yourself with the approved consent documentation before you start the work. If we require any type of documentation to support the installation, then those requirements will also be listed in building consent documentation. If we are unable to safely access the roof to view the flue flashing, or if we are unable to safely enter the ceiling cavity then we may ask the installer for a written statement of compliance.

## How to apply

You can apply for building consent through the [Objective Build online consents portal](#) on our website.

## Fees

A full list of our fees and charges is available on [our website](#). Those charges do change so it's best to refer directly to our website under *Building Services Fees – Sundry Building Consent Charges – Heater*. The charge includes the cost to us to review and approve the application against the requirements of the Building Code 1992, to undertake the necessary onsite inspection and issue a code compliance certificate.