

SOLID FUEL BURNERS – WHAT WORK ON SOLID FUEL BURNERS REQUIRES A BUILDING CONSENT?

The Council has recently received many queries regarding what work on solid fuel burners requires a building consent. This article is the Council's interpretation of the requirements of the Building Act 2004 and Schedule 1 exempt building work.

- ✓ Fitting new solid fuel burners – **building consent required**
- ✓ Fitting second hand solid fuel burners – **building consent required**
- ✓ Replacing an existing solid fuel burner with another solid fuel burner of the same make/model – **building consent required**
- x Replacing a flue – no building consent required unless the flue has failed the durability criteria of five years, in which case a building consent **is** required.
- ✓ Relocating an existing solid fuel burner within the dwelling – **building consent required**
- ✓ Fitting a wetback to an existing dry solid fuel burner – **building consent required** (and tempering valve).
- ✓ Fitting a new solid fuel burner with a wetback (which is replacing an existing solid fuel burner with a wetback) – **building consent required** (no tempering valve required).
- ✓ Relocating an existing wetback solid fuel burner within the dwelling – **building consent required** (no tempering valve required).
- x Repairs to solid fuel burner – **no building consent required**. Repairs such as replacing of fire bricks, grates, seals, glass or any item that can be easily removed, and can include welding repairs to heater. The person undertaking this work needs to be competent to undertake this work.
- ✓ Modifying a solid fuel burner – **building consent required**

Modifying includes any work that changes the structure from the manufacturer's original design.

A modification means that the heater can only be fitted (with a building consent) as an untested unit, unless the manufacturer of the heater certifies the modification done.

Refer to AS/NZS 2918 for details but basically this means the clearance from the heater to any combustible surface would be 1200 mm. This 1200 mm measurement can be reduced by screens as noted in AS/NZS 2918.

Note: If a second hand unit is fitted in the place of an existing unit, the whole installation must comply with the Building Code ie. Section 17 states that all new work must comply with the Building Code. Therefore, for example, an insert appliance with its flue directly into a chimney cannot be replaced by similar construction, a flue extending above the chimney with a cowl would be required.

Note: Any person who works on solid fuel heaters without a building consent and something goes wrong and a fire is caused in the dwelling, not only is this a life threatening situation, it may open the person up to legal action. A building consent is your backstop and assurance that the building work complies with the Building Code.

Note: All building work regardless of whether a building consent is required or not must comply with the Building Code.