

Installation of Solid & Liquid Fuel Burners

Building consent applications can now be lodged online at <https://consents-westcoast.abcs.co.nz>. You still need to pay a deposit and this can be done by internet banking referencing the applicant name and site address to which the building work relates.

Hard copy applications will still be accepted and these must be made on the prescribed form.

Applications and other required forms including a schedule of fees are available from Council offices or on our website www.bullerdc.govt.nz.

All solid and liquid fuel burners (ie wood, pellet, diesel) require a building consent.

Solid fuel burners must comply with the national environmental standards for air quality. Further information may be obtained from the Ministry for the Environment website <http://www.mfe.govt.nz>

The appropriate building consent application must be submitted, approved, fee paid and consent issued before the burner is installed.

What heating systems DO NOT require building consent?

- **Gas heaters** (permanently fixed in place) do not need a building consent, but they must be installed by a registered gas fitter who will certify their own work.
- **Fixed electric space heaters** do not require building consents but they must be installed by registered electricians who certify their work.

Can I install a second-hand fire?

Yes. You need to provide us with a copy of a Supporting Evidence Document from a competent person ie an engineer, registered plumber, along with the other information previously listed. Blank Supporting Evidence Documents (SED) for spaceheaters (BAM 524) are available from our website or from Council offices. As part of determining the above information, it is anticipated that your plumber or engineer will dismantle the spaceheater and/or flue and replace any necessary components to ensure the fire has a minimum five year durability.

Standard of Documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job, be fully dimensioned and detail all materials to be used.

The application form must be completed fully and the required information should be printed to ensure that it is clearly understood.

Your application must also include proof of ownership, **one** copy of the plans (drawn to scale)

and specifications, and the required deposit. Hardcopy applications will be scanned in to the electronic system by Council staff for processing.

You may also apply online through our website.

Key Requirements

- Building Consent Application
- Relevant deposit.
- A current copy of the Certificate of Title, Lease, Agreement for Sale and Purchase, or other document showing full name of legal owner(s).
- A complete Floor Plan showing all rooms (including doorways and identifying the location of all early warning devices ie smoke alarms).
- Specifications including clearance information for the solid fuel heater fire box and flue or liquid fuel and storage tank.
- If it is intended to heat your hot water, wetback information and plumbing specification will be required.
- SED for a second hand solid fuel heater.
- If an oil burner is used, show the position and details of the storage tank.

Inspections & Code Compliance Certificate

Your solid fuel burner should not be installed before building consent has been issued, and it should not be used before being inspected and a Code Compliance Certificate issued. There may be ramifications with your insurer if a fire is caused by your spaceheater without having a Code Compliance Certificate.

Early warning systems (ie smoke alarms) form part of the approval and must be installed before inspection, otherwise a re-inspection will be required at your cost.

If your burner is installed prior to a building consent being obtained, you will be issued a Notice to Fix and may need to apply for a Certificate of Acceptance, which is a more costly option.

Contact: Westport office: 788-9111
Reefton office: 732-8821

Fines for building without consent can be up to \$200,000