

# How to apply for a building consent for solar water or heat pump water heating devices



## Do I need a building consent to install a solar water or heat pump water heating device?

Yes. There are safety issues associated with water heating devices so a building consent is required to ensure correct installation. In addition, a certifying plumber licensed under the Plumbers, Gasfitters, Drainlayers Act 2006 must carry out all installations.

Please note: Due to the specialist nature of these applications, it is recommended that the supplier/installer of the appliance completes and submits the application on behalf of the owner. If you take this course of action, a letter authorising the supplier/installer to act on your behalf is required by council.

## Do I need a building consent to install a heat pump?

If the appliance is used for heating water a building consent is required.

## What information do I need for building consent?

All applications for building consent must be supported by sufficient evidence to demonstrate compliance with the New Zealand Building Code. Refer to the document AC1017 Solar water or heat pump water heating lodgement checklist available on our website for details on all of the information required for a successful building consent application.

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Consent%20documents/ac1017lodgementchecklistwaterheater.pdf>

## How much does a building consent cost?

A fixed processing fee applies per appliance; if the applicant has agreed to provide a producer statement construction (PS3) from an approved installer, the inspection fee may be waived.

PS3 provided	Fee	Comment
Yes	Fixed fee only	Author must be listed on Auckland Council Producer Statement Register
No	Fixed fee + one inspection	Inspected by Council staff

Please refer to our fee schedule for these costs.

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Pages/feesandtimeframes.aspx>

If your appliance is installed by an approved installer (a person listed on the Auckland Council Producer Statement Register) the inspection fee is waived.

## What is a producer statement construction (PS3)?

A PS3 is a statement that is issued by a suitably qualified person verifying that the building work has been carried out in accordance with the building consent and manufacturer's specifications. If you use an approved installer, this negates the need for Council to undertake an inspection.

Whilst a certifying plumber must install the appliance this does not necessarily mean that they are an approved author. Certifying plumbers must be listed on the Council register in order to issue a PS3 for this type of work. If they are not listed, an inspection fee will apply.

## What if my appliance was installed without a building consent?

If a solar water or heat pump water-heating device has been installed without a building consent, council cannot issue one retrospectively. You will need to apply for a Certificate of Acceptance and provide a third party report verifying that the appliance is safe to be used and complies with the New Zealand Building Code. Please refer to the document AC1805 'How unauthorised building work is assessed', available on our website, for further information on this process

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Consent%20documents/ac1805howunauthorisedbuildingworkisassessed.pdf>

## Why do I need to install smoke alarms?

The Building Act 2004 triggers a requirement for all buildings to be upgraded when any work requiring building consent is carried out. This includes the requirement to install smoke alarms.

For information about where to install domestic smoke alarms, please refer to Practice Note AC2209 'Domestic smoke alarms' on our website

<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/buildingpropertyconsents/practicenotes/ac2209domesticsmokealarms.pdf>