

Garden Building Specification & Servicing

27th June 2014

Wall Framing & Cladding – Garden Rooms ex 60x50 stud ,Workshops ex 60x50 Stud walls siliconed and bolted on panel joints. Sheds ,Playhouses & Lodges ex 32x50 Stud Screwed joints.Larger 3.0x4.2 & 3.0x4.8 & 3.0x5.4 Cottage Cabins ex 70x40 Studs/ex19x125 Tanalised Cladding bolted.Standard ,Sheds, Lodges & Playhouses ex 16 x 125 Natural Scandinavian Redwood tongued and grooved shiplap tank treated in an anti fungicide/stain inside & out.Garden Rooms ,Workshops, Cottage Rooms ex 19x125 Treated Scandinavian Redwood tongue & grooved cladding pre-stained inside & out.Buildings do not come with interior lining.Roof has TG&V matching lining .Some customers have lined (use Ply) .The Cladding is pre-sealed both sides.All panels are pre-made with all Doors/windows/locks fitted.Cottage Rooms Engineered to NZS1170 Importance Level 1 High Wind Load Equivalent to NZS3604 as an Ancillary Outbuilding . Any upgrade is customer care and must comply to the relevent section of Building Code

Floor –Ex 16 x 125 tongued & grooved boards on Ex 32 x 50 joists made of Natural Scandinavian Redwood..Apply a 2nd coat of Metalex wood preservative to the underside of floor on assembly as this can not be coated afterwards.(see routine maintenance section).Under floor silver insulating foil and galv.steel ties downs supplied with kitset Garden & Cottage Rooms . Joinery for all buildings is made from Natural Scandinavian Redwood

Roof – Ex 16 x 125 tongued and grooved boards on Ex 32 x 50 & or Ex 65 x 38 purlins/rafters made from Natural Scandinavian Redwood. Roof covering is Single Layer Ruberoid high quality Heavy duty 34Kg polyester based green mineral surfaced felt (Felting nails supplied for fixing,additional silcon glue supplied on Larger Rooms).All Garden Rooms and Workshops have a central A Frame Truss (Ex 75 x 38) fixed with galv steel connectors .Cottage Room are supplied with heavy under roof building paper & .4 Iron Sand Colour Steel Roof .

Treatment –All Buildings are treated in Protek water based golden brown anti-fungicide preservative, tank dipped which coats & seals the outside & inside also.Scandinavian Redwood has a form of Natural durability,although pre-sealed a 2nd coat of oil based preservative/stain with a tint is required on assembly or inside 3 months of assembly to the Exterior and then annually/ periodically to maintain a preservative coating as you would maintain a Dwelling(See **Routine Maintance do not allow to grey off**).Playhouses are pre-sealed golden brown with green trim customers can apply or change colour when applying the 2nd coat..Cottage Rooms have thicker Tanalised H3 Shiplap ,cladding Timber which is pre-sealed/stained brown.

Door Locks - Playhouses: Magnetic catch & Antique Door Knocker. Small Storage Sheds and Tidys: Hasp and staple. Premier Apex & Pent Shed Range : Press lock with key and turn buttons. Apex Workshop: Rimlock with keys, Antique Knob handle and turn buttons. Apex & Corner Chalet and Garden Rooms: Mortice lock with keys Antique Handles and turn buttons.Note : All Doors /Windows & Locks are pre-fitted.Handles and antique hinges are made of High Density Long Life Black Nylon.Garden Rooms & Cottage Rooms Door hinges/handle are antique ,window galv tee hinges

Glazing - 3mm glass is supplied for all Buildings 10 sqm & under except Playhouses which have 2mm safety perspex. Sheds, Playhouses are dry glazed. Workshop, Lodge, Apex Chalet, Corner Chalet and Garden Rooms supplied with 3mm glass & glazing silicon. Glazing silicon is supplied for glass fixing.Glass is supplied loose.Cottage Rooms are supplied with loose pre-cut standard 3mm glass for windows and ,4mm glass in the doors.

Site Preparation - This is the customer's responsibility. A firm level surface is required. Note: we do not recommend an oversize base. Buildings over 4.200 in length (or 10sqmtrs) may require a compliant foundation. Minimum requirement is a Bearer foundation (for Storage Use only)using 100 x 100 rough sawn H4 treated bearers leveled using metal.Second Option is a Raised Foundation (allows for airflow) suited where Habitation is more regular eg. Home Office ,Studio, Kids Games Room /Summerhouse Etc. All Garden Buildings are designed for Typical Sheltered Garden Locations.The Floor with small joists attached is supplied with the kitset,the sub Foundation or ground bearers floors sits on are customer care.

Timber- The buildings are manufactured from Natural Swedish Scandinavian Redwood (Tank Dip Protek Treated) .This timber is very slow growing and stable, and strong .Refer to Routine maintenance. Cottage Rooms/Garden Rooms/Workshops the Cladding is Tanalised H3 treated. **Ground Anchoring** - Ground anchoring to prevent wind damage is the responsibility of the customer. Sheltered Smaller Sheds can be adequately located with the four corner piles or pegs.Larger Sheds , Workshops ,and Garden Rooms required anchoring (refer to bearer plan supplied with all kitsets.All Foundations are customer care.(please ask if unsure).Some small knots may require filling on applying the 2nd coat of WattyL Stain.

Routine Maintenance – The Cottage Room/ Garden Room or Shed must be re-coated on assembly or inside 3 months then annually or periodically as required to maintain a coating .**It must not grey off** but be coated with a Oil/Solvent Based Wood preservative at all times.Options for recoating. **Undercoat** with clear Metalex Wood preserver first to exterior using a 50/50 mix of clear Metalex wood preservative & Turps) then **Topcoat** with WattyL Forest Wood Oil /Solvent Based Oil Stain with a Tint to the complete exterior .Available in a range of colours from a Trade Outlet eg. ITM -- Carters or Placemakers—Bunnings--Mitre10 **Note** :A standard cheap fence Stain or Kiwila oil are Not suitable.Metalex has antifungicide properties and will also help maintain the wood look.Particular attention should be paid to end grain and areas not accessible like back of barge & corner battens & underside of floor end grain on joinery bottom of door & window sash. .Paint on its own is not suitable as it has no preservative properties,but it can be used if metalex Wood Preserver is applied as a first under coat pre-seal.Check with supplier to determined which paint is compatible)

Use : All Buildings are designed & Built to a Garden Shed Level of Performance as simple flat pack Kitset Hobby Rooms/Sheds suitable for Typical Sheltered Garden/ Residential/Lifestlye locations as eg. Garden Room/Summerhouse/Shed/Hobby Room/Storage. Buildings must be well anchored to the ground with floor straps as per the foundation Plan.Specific design, permits or alterations from standard is customer care and would need to comply to the Building code. Cottage Rooms are certified as Importance level 1 Ancillary Outbuildings to NZS1170 B1 /VM1 High Wind Load and come with an Engineering Certificate .Cottage Rooms can be upgraded to the appropriate level of the Building code (Customer Care) for use as a Sleepout.Garden Rooms are built to a Shed level of performance and have been used as an overnigher in warmer summer months,the walls can be lined & insulated, but this is customer care & responsibility .

Foundation:Sub Foundation frame floor sits on is customer care.A Foundation plan is supplied in the assembly instructions.Use a raised foundation for Workshops & Garden Rooms & Cottage Rooms which allows for air flow underneath .Under floor silver insulating foil,floor tie downs supplied for Garden Rooms and Cottage Rooms.Seal underside of the Floor before fixing using clear metalex wood preservative.