SheShed – LAKE CABIN – Small detached kitset building

BPIR Declaration

Version: 1

Designated building product: Class 2

Declaration

Code Group Limited trading as SheShed has provided this declaration to satisfy the provisions of Schedule 1(d) of the building (Building Product Information Requirements) Regulations 2022.

Product/ System

Name	SheShed Lake Cabin
Line	The SheShed Lake cabin is a kitset interlocking timber cabin designed to be used as a garden shed, cabin or sleepout.
Identifier	BRO-T

Description

The SheShed Lake cabin is a Kitset interlocking timber cabin, designed to be used as a garden shed, cabin or sleepout. The SheShed Lake Cabin is a single-storey Class 2 detached building that is less than 30m2 in floor area.

When the SheShed is constructed in the backyard of a residential dwelling. If installed not less than 1.0m from a legal boundary and not less than 1.0m from the main residence. Does not contain cooking or sanitary facilities, or a potable water supply. It complies with the 2.3. single storey detached buildings. Plans and specifications associated with the kitsets and prefabs have been signed off by a chartered professional engineer. Subsequently, the work must be carried out in accordance with that design and the SheShed installation guide.

Installation engineering is available for wind zones up to H (High) as determined by NZS3604:2011. Installation engineering for all Earthquakes zones, 1 through to 4 as per NZS3604:2011. Refer to engineering regarding snow zone are compliance. The Lake cabin has been designed & complies as IL2 building with 50-year design life. Design standards:

AS/NZS1170 Structural Design Actions NZS3603:1993 Timber Structures Standard NZS3604:2011 Timber Framed Buildings.

Scope of Use

Lake Cabin – Kitset

- Installation on domestic, residential, rural or commercial properties in accordance with Detached & standalone buildings 2.3.
- Class 2 specific uses as stated in 2.3. Garden Sheds, Green houses, cabins or Sleepouts less than 3m2.
- Installation options up to & including High Wind zones, Hazard class EQ 1-4.

Conditions of Use

- Only components supplied by or specified by SheShed timber cabins may be used in the construction of the Lake Cabin.
- All timber cabin kitset components are to be manufactured from Spruce grade C14 as supplied by the kitset and treated to H3.2.
- All hardware and fixings used as per specified in the SheShed Lake Cabin Engineering drawings.
- The kitset building work must be carried out in accordance with the engineering design that has been reviewed by a chartered professional engineer.
- The kitset building must not be more than 1 storey (being a floor level of up to 1 metre above the supporting ground and a height of up to 3.5 metres above the floor level).
- The kitset building must not exceed 30 square metres.
- The kitset building must not contain sanitary facilities or facilities for the storage of potable water.
- The kitset must not include sleeping accommodation, unless the building is used in connection with a dwelling and does not contain any cooking facilities.
- If the kitset includes sleeping accommodation, smoke alarms must be installed.

Relevant building code clauses

B1 Structure – B1.3.1, B1.3.2, B1.3.3 (a,b,f,g,h,)

B2 Durability – B2.3.1 (c) B2.3.2 (a,b)

E2 – External moisture – E2.1, E2.2, E2.3.1, E2.3.2, E2.3.3,

Contributions to compliance

NZBC Compliance

- The SheShed Lake Cabin has been reviewed by Hodder Consulting Ltd to demonstrate compliance with the structural requirements of the New Zealand Building code. Wind zones Low, Medium, High and Extra High as determined by NZS3604:2011.
- Installation engineering for all Earthquakes zones, 1, 2,3 & 4 as per NZS3604:2011.
- Snow zone loading of 1.0kpa roof snow load. Snow zone N0- No Maximum altitude, N1- 400m Maximum altitude, N2- 400m Maximum altitude, N3- 400m Maximum altitude, N4- 100m Maximum altitude and N5- 200m Maximum altitude. Confirmed using NZS3604:2011 where it is close to a boundary.
- The Lake cabin has been designed & complies with an IL2 building with 15-year design life. Design standards: AS/NZS1170 Structural Design Actions NZS3603:1993 Timber Structures Standard NZS3604:2011 Timber Framed Buildings.

Maintenance Schedule

To effectively maintain a SheShed Timber cabin in New Zealand we recommend regular cleaning (every 6-12 months) and inspection as per the below schedule.

1. Regular Cleaning:

- Frequency: At least every 6-12 months, or more frequently in coastal or high-risk areas.
- Method: Wash down the exterior with a soft brush and clean water (avoid high-pressure water blasters).
- Detergent: Use a mild detergent to remove dirt, and rinse thoroughly.
- Areas to Pay Attention To: Focus on areas that don't receive regular rain washing.
- Don't: Do not use harsh chemicals or abrasive materials.

2. Regular Inspection and Repair:

- Frequency: Inspect annually, paying particular attention to joints, corners, and the base beams of the cabin.
- Areas to Inspect: Wall board joints, around windows & doors, roof areas, flashings and coatings.
- Inspect all painted, stained, varnished, or sealed timber surfaces at least every twelve (12) months and carry out any repainting, resealing, touch-up coating, or maintenance reasonably required to maintain adequate protection of the timber from moisture, weathering, ultraviolet exposure, deterioration, and normal wear and tear.
- Repair: Address any issues promptly, such as flaking, cracking, or rotting.
- Rot: If you have rotten boards, remove and replace the timber or treat & repair as necessary

3. Recoating:

- Frequency: Re-coat exterior protective finishes as recommended by the paint manufacturer or more regularly if the building is showing signs of wear.
- Preparation: Ensure the surface is clean and dry before applying a new coat of paint.
- Sand Back: Sand back areas of wall boards where flaking or cracking occurs.
- Spot Prime: Putty, sand as appropriate, then spot prime and apply two coats of exterior paint as required.
- Follow Manufacturer's Instructions: Always refer to the paint manufacturer for re-coating requirements.

4. Other Maintenance Tasks:

- Vegetation Control: Prune back vegetation that is close to or touching the cladding.
- Ground Clearance: Maintain the recommended clearance between the bottom edge of the cladding and the finished/unfinished ground.
- Gutter and Downpipe Cleaning: Keep gutters, down pipes and overflow pipes clean to prevent water overflow.

- Maintenance Schedule Document: Have a written maintenance schedule to help track maintenance tasks and ensure consistency.
- Consult Local Experts: For specific advice, consult with a local builder or cladding specialist

Supporting documentation

The following additional documentation supports the above statements:

Lake Cabin	Fort Group Lake Cabin Shts 1-9 9.03.2021	By Request: ask@sheshed.co.nz
Producer Statement Request	Fort Group Lake Cabin Specification Cover	By Request: ask@sheshed.co.nz
SheShed Warranty	https://www.sheshed.co.nz/about/terms-conditions/	By Request: ask@sheshed.co.nz

For further information supporting the SheShed Lake cabin kitset building refer to our website: www.sheshed.co.nz

Contact Details:

Distributor Legal Name & Trading Name:	Code Group Limited Unit 17 27 Toiawaka Road Drury, Auckland
Manufacturer address for service:	Lugarde Deventerweg 67 7245 PJ Laren The Netherlands
Website:	www.sheshed.co.nz
Email:	ask@sheshed.co.nz
Phone number:	0800 626 500
NZBN number:	9429033247878

Responsible person

As the person responsible as set out in Regulation 3, I confirm that the information supplied in this declaration is based on the information supplied to the company as well as the company's own process and is therefore to the best of my knowledge, correct.

I can also confirm that the SheShed Lake Cabin is not subject to a warning on ban under s26 of the Building Act.

Signed for and on behalf of Code Group Limited trading as SheShed:

Geoffrey Parkes

Geoffrey Parkes

DIRECTOR

July 2025

Code Group Limited trading as SheShed

Unit 17 27 Toiawaka Road Drury, Auckland

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