

ZEN FAQ

SHEDS FAQ

Q: I have seen other similar sized products that are less expensive than yours. Why would I pay more?

Sure ... an actual “shed” or non-insulated Bunkie may cost you a little less but it’s like comparing apples and oranges. ZenSheds are actually the quality, standard and usability of a four season tiny home.

Q: What’s included in the price of my ZenShed?

We include fully insulated and pre-manufactured panels for “snap, glue, screw` assembly, detailed instructions for Joe Public assembly (with patience of course!), a customized steel roof, single entry door with a vented window, and the precut opening/exact measurements for a 5' wide door so that you can locally purchase the quality and style that best suits your needs. Siding is not included. Deck is sold separately.

Q: What is the original use intended for the ZenShed?

ZenShed was originally designed as a Meditation Shed but the point is that it’s a personal space for whatever is YOUR Happy Place. Everybody has their own special need for private/personal space – a place just for them. The idea was inspired by Monastics of a Buddhist Forest Tradition who meditate in small structures in the forest – cultivating peace and wisdom.

Q: I have been planning to add a small addition to my house but the confusion is daunting – the mess, the disruption, the permits ... and the costs seem to be really adding up. Maybe a ZenShed is the solution?

Absolutely. This is part of the beauty and charm of this “little building that could.” Not only might it serve your renovation needs but if you ever move from your current location you might consider taking it with you!

Q: I do not want to spend the time looking for fitting and appropriate sized furniture and décor for my ZenShed. Do you sell any interior finishing or furnishings?

Interior Packages are available for flooring, wall cover, furnishings, lighting and accents.

Q: How will my ZenShed be delivered?

We will deliver it to you as two large flat-packed packages that weigh approximately 2200 pounds. Our base delivery cost may require the packs to be manually unloaded by the piece. One hour of wait time while this is done is included. More time will be billed separately. The current estimate is \$2.50 per km from our factory in Quebec to your build-site.

It is important that you build close to the time of delivery to prevent deterioration of the building products. It is important to have some flexibility in your planning and to take into consideration such uncontrollable factors including, but not limited to, traffic and weather.

Q: What if I want to use my ZenShed in a remote location:

ZenSheds works with an alternative energy solutions company who has packaged customized off-grid solutions specifically for our ZenSheds. Panels can be carried in individually or transported in by other means at your disposal. Proposed DIY assembly times of 12 to 24 hours does not apply for remote or rugged locations.

Q: I have use for multiple ZenSheds (retreat centre, hiking trail havens, B&B Bunkies, training camps...) – is there a bulk purchase discount available?

Possibly. Please contact someone in our office and we'll be happy to discuss this with you.

Q: What is needed prior to the construction of the ZenShed kit?

You require an appropriate foundation in place prior to the build. You will need 2 people to assemble the building (a 3rd party is helpful to put roof panels on). Building experience is an asset but not required. With these factors in place and co-operative weather, you can expect construction to take 12 – 24 hours. This estimate does not include time to construct the deck or foundation. The lower time might be met by several experienced people. The higher for those with some interest but limited experience. It also assumes an easy access build site.

Q: If we have questions during the build, is there someone to speak with?

Yes. You may call our business line and we will arrange for someone to get back to you to answer your questions.

Q: What kind of insulation value does ZenShed have?

We have used 4.5" thick layer of unique and environmentally friendly foam that is rated R29.

Q: How much would it cost in the winter to heat my ZenShed?

Our research has shown that even below freezing it would only cost a few dollars a day.

Q: If interior finishing is not included, how can I expect the walls to look prior to adding anything to them?

The interior walls, floors and ceilings are all finished with Oriented Strand Board.

Q: What if some materials get damaged during delivery?

If you have any concerns at all about what you have received in your delivery just call us at the ZenSheds office (613-545-1063), within 24 hours of the delivery of your product, and we will be able to assist you.

Q: What if we damage some of the materials and need replacements?

We are happy to deliver extra panels though there will be delivery and material expenses for this.

Q: What is the roof made of and what are my colour options?

We supply full roofing material. This is a customized 28 Gauge Supercor Galvanized Metal Roof. The colours that are included in the price are white, grey, black, red and green. Other colours are available for an additional \$75 and it is possible that it will delay our delivery by a few weeks.

Q: Do I need to find a stud or to do anything special to hang pictures or mirrors?

The integrity of the walls is the same everywhere and pictures and mirrors are not a problem to hang wherever you like.

Q: What does it mean when you say this building is Permit Free?

Some restrictions apply but ZenShed “little building that could” meets the criteria of most places worldwide!

In researching what the general guidelines are for building something that does not require a permit, there are some “generalities” that seem to appear. This by no means guarantees that exactly where you want to place your ZenShed or what you want to use it for, are permissible in your jurisdiction. It is still prudent and incumbent upon the purchaser to be educated about their own specific situation. Saying that, the following are guidelines about what is likely permissible:

Building Permit Generalities

- 108 square feet – some slightly bigger/smaller
- 4' easements on all sides
- Typically permits are required for front lawns
- Auxiliary buildings without permits are typically for exterior lots (exception: backyards of corner lots often require permits)
- Heights vary – the lowest maximum height we came across was 12'
- No more than 10% of your lot size can be covered by accessory buildings
- Plumbing or electrical is not allowed without a permit (low voltage solar is fine)
- It is usual that auxiliary buildings or “sheds” are for day-use only
- In some instances there is a problem if no other permanent structure is already on an empty lot

Deck Building Permit Generalities

Generality only – decks in use must be detached and no more than 24 inches above the ground. Some municipalities have square footage limitations as well.

Q: What does it mean that I can tow it Permit Free?

Dimensions for towing are maximum of 8'5 and 3/4 “ width, 13.7” height and up to 75' long. (Research for Province of Ontario – differences might apply for other Canadian provinces and other countries.)

You must be sure there are no added protrusions from the building (ie exterior lighting, vents, extra trim, awnings, outlets etc) that exceed these dimensions as well.

For our main unit the maximum height of the trailer to use is a flat-deck trailer at 30". This leaves no room for even palettes but the building is light enough to be lifted at the edges to place wedges underneath in order for a forklift or crane to place/remove the building from the deck. You can either rent (slightly difficult, though not impossible, to find) or purchase this trailer. You can also hire a larger transport company with decks at 24" or below. Your decision will likely depend on the distance you are travelling and also how often you wish to move the building.

Q: Where can we purchase the 30" trailer you mention above?

ZenSheds can arrange this for you. Please inquire.

Q: What kind of foundation does a ZenShed require?

**Please note that you are fully responsible to have this level foundation in place prior to building.

The bottom of the ZenShed is constructed with Permanent Wood Foundation pressure treated wood. We recommend that you ideally bring it off the ground by 6-8" for ventilation purposes. Crushed gravel and pier or cement blocks are a suggested minimum. Please note that in rugged or tiered areas – a more comprehensive foundation will minimize any shifting of the building over time and therefore minimize problems with door usage.

Q: What kind of warranty does ZenShed provide?

We warranty our individual products that construct the building as per the original manufacturer.

Q: Has the ZenShed structure been engineered for Canadian snow loads?

Yes. Our structure has been reviewed and professionally endorsed by a registered structural engineer.

Q: Can we install plumbing?

Yes. Permits are required.

Q: Can we install electrical services?

Yes. Permits are required.

Q: How is air quality regulated?

All our ZenShed models come with two vented windows across from one another. The opening of these windows can provide passive ventilation and cooling through natural convection.

Q: Is the off-gas from the interior OSB panels a problem?

The test program commissioned by the Structural Board Association (SBA), with the Composite Panel Association (CPA) in the United States and Forintek Canada Corporation has provided evidence that formaldehyde emissions from Oriented Strand Board and waferboard are negligible or non-existent.

Q: Is there any problem with fire performance of OSB versus construction plywood?

It has been determined by testing that wood structural panels, OSB and construction plywood, all have equivalent fire performance. Therefore OSB can replace plywood in published wall and floor assemblies.

Q: What's NOT included in the price of my ZenShed?

We do not include, the foundation, the 5' patio door, siding, the deck, solar or regular electric power, stain/paint, interior finishing, interior furnishing, delivery, taxes or construction.

