BEST BARNS
PREMIUM STORAGE STRUCTURES

Assembly Book

Revised February 3, 2026

Backyard Basecamp   12'x12'

IMPORTANT INFORMATION ABOUT YOUR KIT

Thank you for purchasing our kit. Please read the following information before beginning construction. Always check with your local HOA or building code office for any requirements or restrictions.

Floor: Wood flooring is sold optionally. You may choose to build your own or pour a cement pad.

Always wear safety glasses when cutting or nailing!

Tools Required:
Hand or Circular Saw	Level	Safety Glasses
Cordless Drill	Measuring Tape	Dust Mask
Hammer	6'-8' Ladder(s)	Screwdriver with Bits
Pencil		Framing Square

Additional Materials - **Not included in kit:**

Windows are purchased separately

Required: Shingles or metal roofing, Drip Edge, Roofing Nails or Screws, Paint, Class 25 Sealant

Optional: Caulk, Ridge Vent

Terminology:

Square - Confirm corners are at 90 degrees
Plumb - Confirm walls and trusses are straight vertically
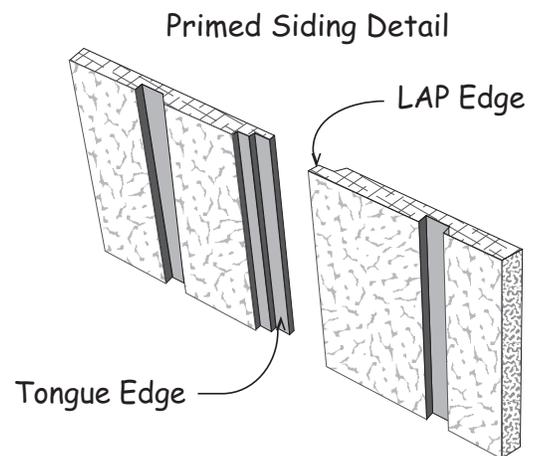Wall Plate - Top and bottom 2x4s used to frame walls
Tie Plate - 2x4s connecting wall sections together
Header - Spans top of door opening
OSB - Oriented Strand Board
LAP - Edge of siding that overlaps Tongue
Tongue - Edge of siding that is overlapped

Primed Siding Detail
LAP Edge
Tongue Edge

Organize:

Unpack all items & organize according to size and type. This will make items easier to find when instructed.

Review the parts list on the back page. Should there be missing items or sub-par material contact Best Barns Customer Service.

DO NOT discard any material including the pallet until your project is complete.

Assembly:

Review all instructions before you begin. Please follow steps carefully and in sequence for successful results.

If you have any questions we are happy to assist you. Please contact us at:

**800-245-1577** - Mon - Fri 8AM - 5PM EST

724-866-4357 - After hours and weekends

Email - questions@barnkits.com

Optional Wood Floor System

Foundation size is 12'-0" x 12'-0". Check local building codes in your area, the construction may have to change. For a concrete slab, install sill sealer as a moisture barrier between the concrete and the wall plates. Foam sill sealer can be purchased at home centers in rolls 3-1/2" or wider.

1. Cut (2) two 2x4-12' joist headers to a length of 12 '- 0". Layout for 16" on center spacing. 'X' marks where floor joist will be placed.

2x4 Joist Header

X   X   X   X
X   X   X   X

15-1/4"   16"   16"
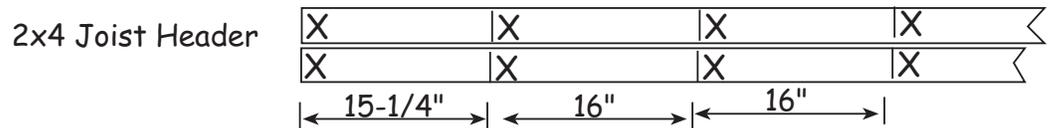
2. Cut 2x4-12' floor joist to 11'-9". *Treated lumber may be thicker than 1-1/2". Take this into account when cutting the length of floor joists. Shorten joist measurements if necessary to obtain 12'-0" building width.*

12' - 0" Building Width

12' - 0" Floor Length

4x4 Treated Runners

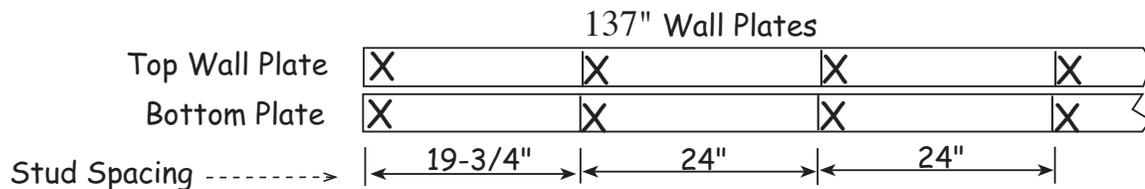4x8 Flooring

2x4 Joist 11' - 9" Long
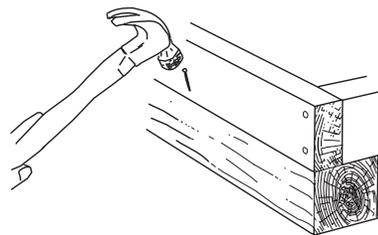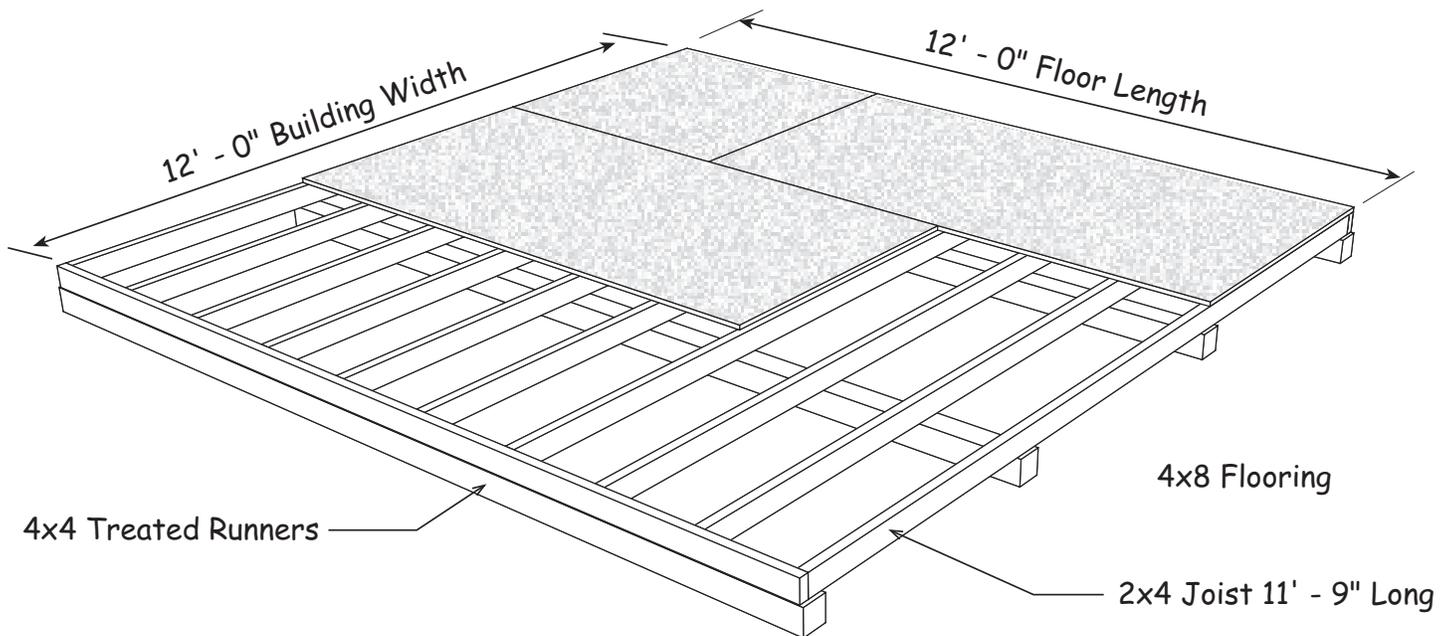
To keep 2x4 frame from moving, toe nail to 4x4.

Material Description	12' x 12' shed
2x4 Joist Headers	2 pcs. 12'
2x4 Floor Joist	10 pcs. 12'
4x4 Treated Runners	4 pcs. 12'
Flooring 5/8" or 3/4"	5 pcs. 4x8
Screw Floor Nails	2 lbs. 8d
Galv. Box Nails	1 lb. 16d

It is important that the floor be level and square. Before nailing the flooring, measure the floor diagonally (corner to corner). Then measure the opposite corners. These measurements will be the same if the floor is square.

Step 1   Assemble Sidewalls

👉 *Do not discard any material until construction is complete, including short 2x4 blocks.*

1. Cut (2) two 2x4-12' to a length of 137". Position the boards together and indicate with 'X' marks where the wall studs will be located.

137" Wall Plates

Top Wall Plate   X   X   X   X
Bottom Plate   X   X   X   X

Stud Spacing -------> |← 19-3/4" →|← 24" →|← 24" →|

2. Install (7) seven pre-cut wall studs between the top & bottom plates with 10d sinkers.

👉 *The length of pre-cut studs will vary from 92-1/4" to 93" depending on you locality.*

137" Top Plate

Pre-Cut Wall Studs

137" Wall Plate
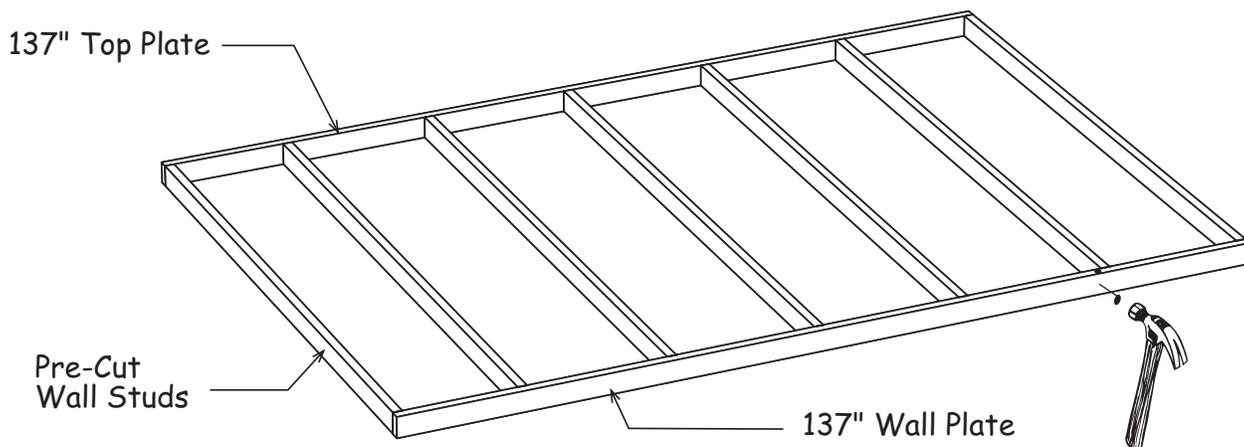
3. Repeat to assemble another 137" long wall frame.
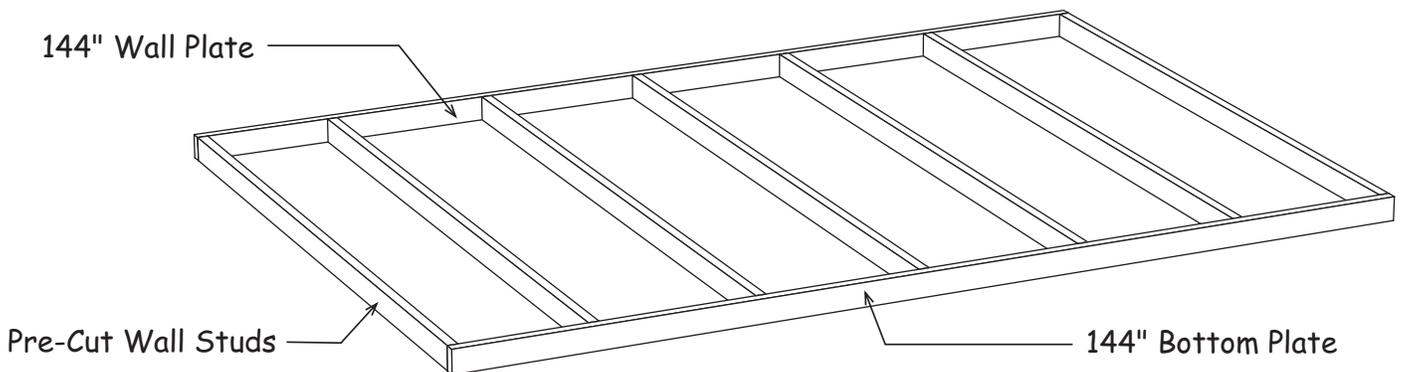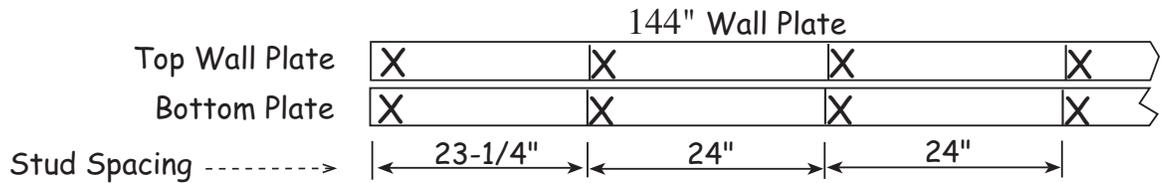
4. Set frame aside.

Step 2   Assemble Door Header

1. Locate (2) two 2x8-8' boards. Cut these boards to a length of 75".

2. Assemble the door header using 2x8 boards and (2) two 7-1/4" x 48" OSB filler included in our kit. Install (1) one filler to one end. Cut to fit second OSB filler. Nail together with (12) twelve 10d sinkers spaced evenly on each side.

75" Long 2x8
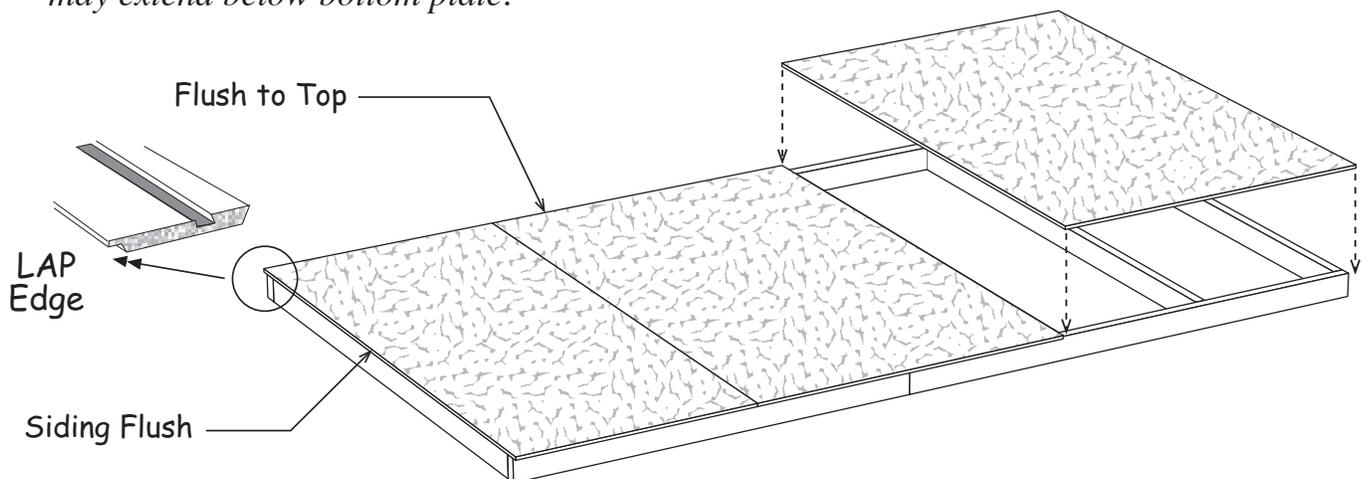
48" OSB Filler

Cut OSB to fit
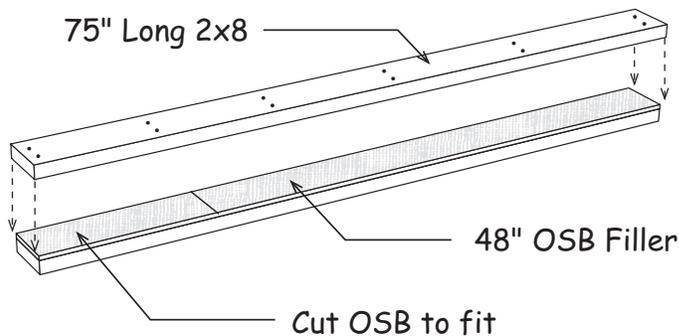
Step 3   Assemble 12' Back Wall

1. Cut (2) two 2x4-12' to a length of 144". Position the boards together and indicate with 'X' marks where the wall studs will be located.

144" Wall Plate

Top Wall Plate
Bottom Plate
Stud Spacing - - - - - - - - >

23-1/4"   24"   24"

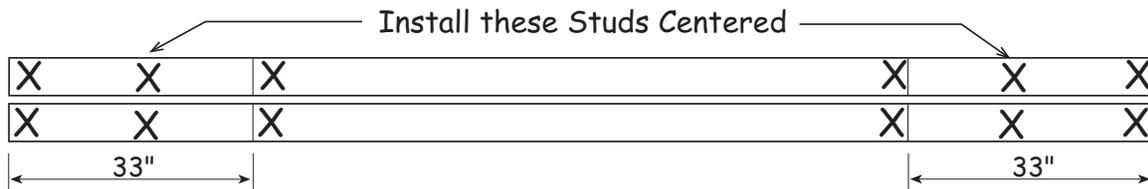144" Wall Plate

Pre-Cut Wall Studs

144" Bottom Plate

2. Install (7) seven pre-cut wall studs between the top & bottom plates. Nail top and bottom plates to studs using 10d sinkers.

3. Square wall frame. Measure the wall diagonally (corner to corner). Then measure the opposite corners. These measurements will be the same if the wall is square.

4. Install the first siding panel with the 'LAP' edge flush with the side of the wall stud and flush with the top 2x4 plate. Nail siding with 6d galv. nails, spaced 8" apart. Cut the siding flush with the 2x4 bottom plate if you are installing the building on a concrete slab.

5. Install (2) two more siding panels. Cut the last panel flush with the end of the frame.

Depending on length of pre-cut studs siding may extend below bottom plate.

Flush to Top

LAP
Edge

Siding Flush

Step 4   Assemble Front Wall Frame

1. Cut (2) two 2x4-12' boards to a length of 144" for wall plates. Position the boards together and indicate with 'X' Marks where the wall studs will be located.

Install these Studs Centered

| X | X | X | | | | | X | X | X |

33"   33"

2. Install (6) six pre-cut wall studs between the wall plates where shown.

3. Cut (2) two pre-cut studs to a length of 78-1/2" and install as header supports. Nail to studs with 10d sinkers.

4. Install the door header on the 2x4 header supports. Nail to the stud with 10d sinkers.

5. Measure space between header and top plate. Cut (4) four pieces to this length from a pre-cut stud. Equally space the (2) center blocks. Nail through top plate and toenail to header. Use 10d sinkers.

2x4 Blocks

nail   2x8 Door Header   nail

78-1/2" Header Support

72" Between Header Supports
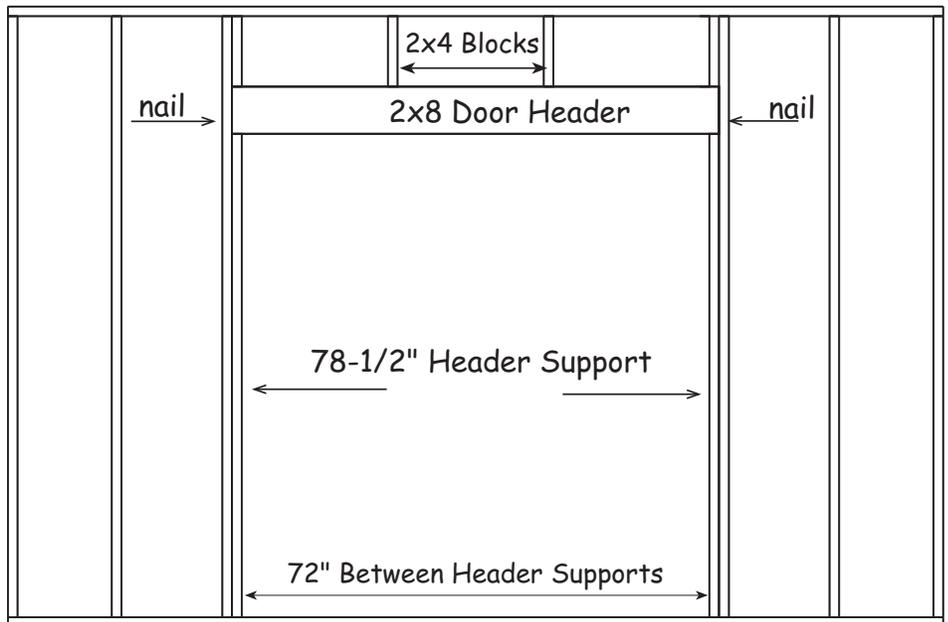
6. Install a full width siding panel with the 'LAP' edge flush with left side of wall frame and with top plate. Before installing siding, cut the siding flush with the side of the door opening and the bottom of header.

7. Install a 20"x48" siding panel above the door opening flush with top plate. Cut siding flush with the bottom of the door header.

8. Install a full width siding panel on the right side of the wall panel. Cut siding as previously instructed.

Flush

Cut Siding Flush

'LAP' Edge Flush
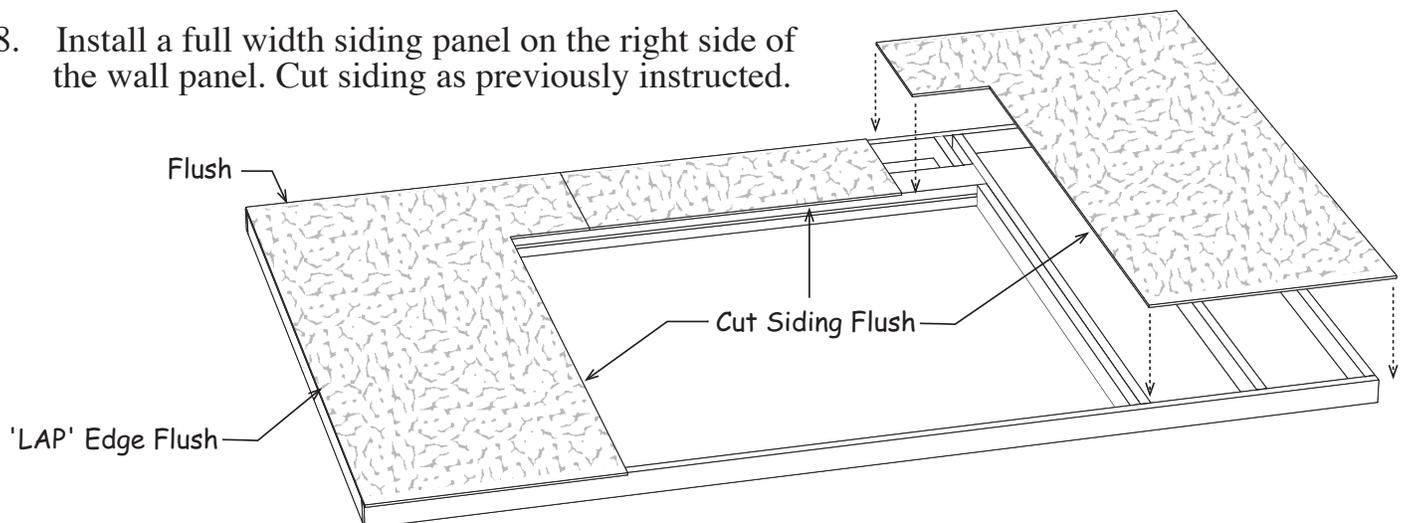
Step 5   Set Wall Panels

1. Erect back wall and side walls. Secure walls together at the corners. Use (4) four 10d sinkers per corner. Brace side walls with pre-cut wall studs to hold walls secure and plumb.

2. Starting at back corner install a full width siding panel with the 'LAP' edge flush with the siding on back wall and flush with top plate. Nail siding to back wall and all 2x4s using 6d galv. nails spaced 8" apart

3. Install (2) two more siding panels. Last panel will extend 3-1/2" past wall to receive front wall panel.

4. Start at back wall and apply siding to opposite wall.

5. Erect front wall panel and secure corners with 10d sinkers. Nail siding to front wall.

6. Cut and remove bottom 2x4 from door opening.

7. Nail walls to floor through bottom plate. Space 10d sinker nails 24" apart.

Back Wall

137" Long Wall

Cut 2x4 Plate from Opening
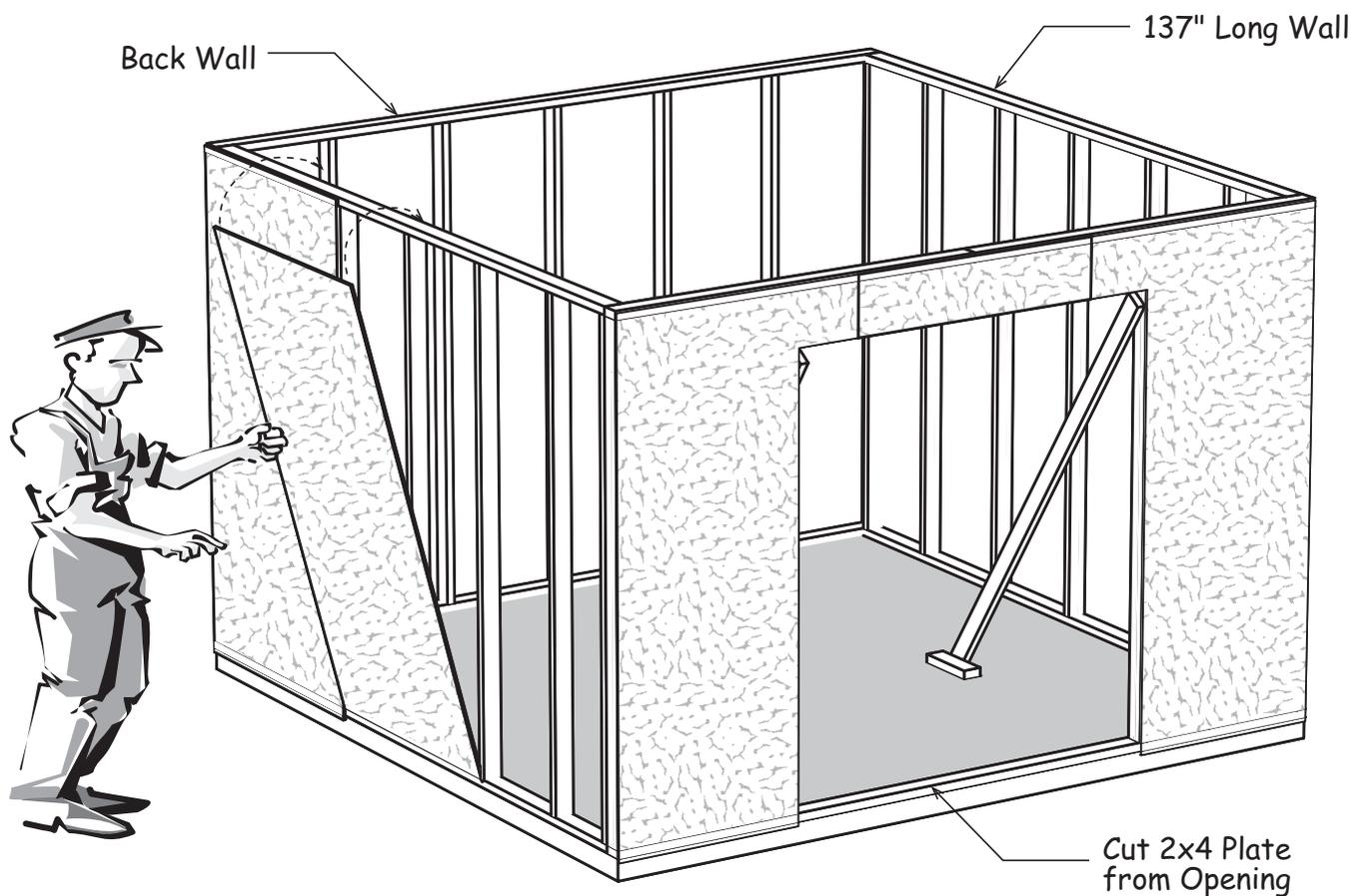
Step 6   Assemble Roof Gables

1. Cut (2) two 2x4-12' boards to a length of 144".

2. Place one of the 144" boards on the floor along with (2) two 80-1/2" long 2x4 rafters as shown below. Bottom 144" plate will be on edge. Rafters will lay flat.

    👉 There are short 2x4s, *that may have an angle on one end*, supplied in the kit. Use these to hold the rafters and bottom gable plate together by temporarily screwing the blocks to the floor using 2-1/2" screws. This will ensure that the gable frames and the trusses are identical.
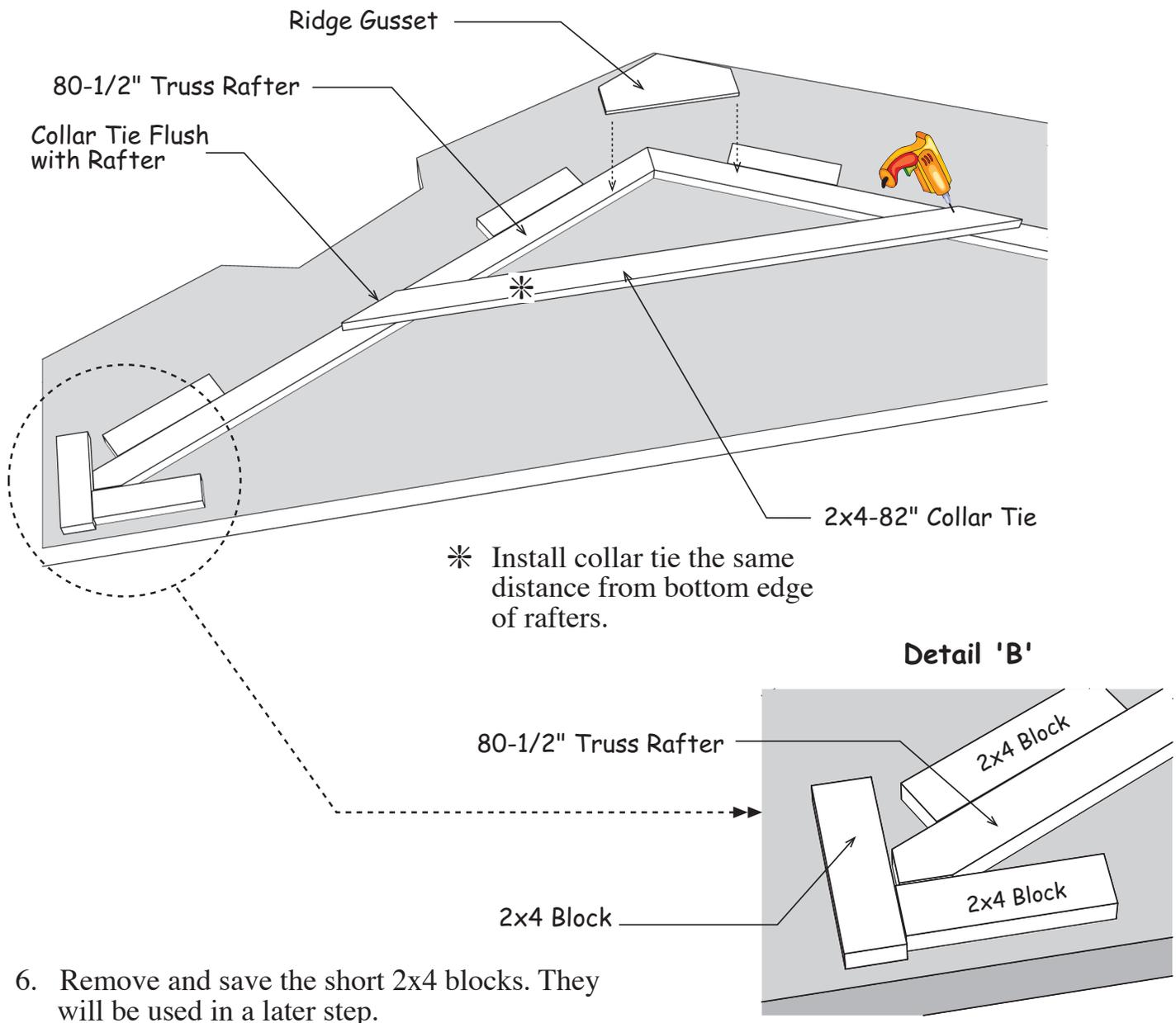
3. Secure the top of the rafters together with a 1"x4" barbed metal drive-on plate.

4. Install (2) two 23-1/2" gable studs with angle cut at one end. Nail through the bottom plate with 10d sinkers and secure the top with barbed metal drive-on plates.

Barbed Metal Plate

80-1/2" long 2x4
Truss Rafter

2x4 Block

2x4 Block

Bottom Gable Plate

23-1/2" Gable Stud
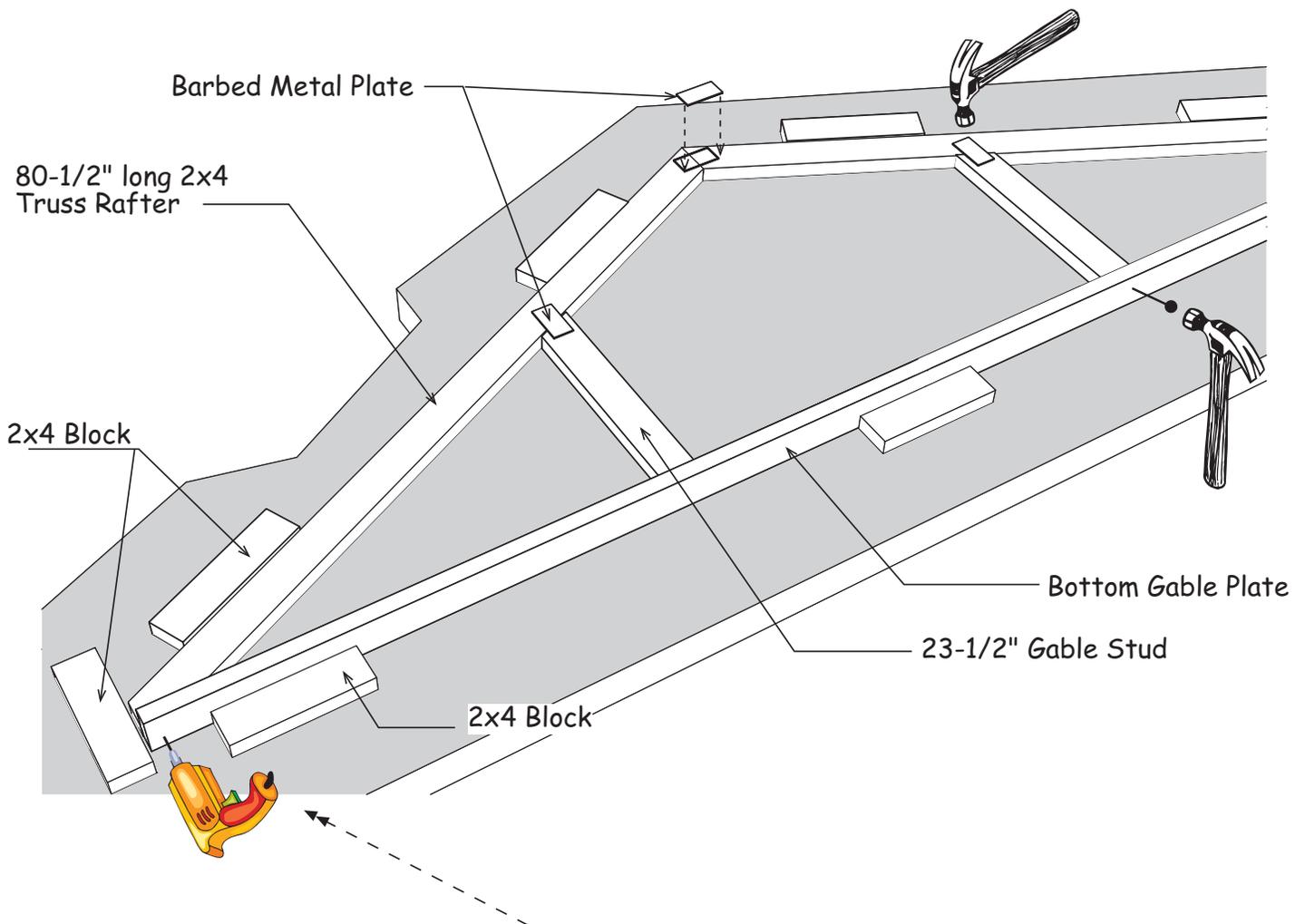
5. Secure the 2x4 bottom plate to the truss rafter with a 2-1/2" wood screw on both ends. Set gable aside.

6. Repeat steps to assemble another gable.

Step 7   Assemble Roof Trusses

1. Place (2) two 80-1/2" long 2x4 truss rafters and a 82" long collar tie together as shown below. The collar tie has an angle cut on both ends. Reposition the lower 2x4 blocks to hold the truss rafters in place. See '**Detail B**'.

2. Secure the 2x4 truss rafters at the top with a 8" x 16" wood gusset. Nail the gusset to the 2x4s with (14) fourteen 6d common nails,

3. Secure the 2x4 collar tie with (4) four 2-1/2" long wood screws at each end. Tip: Pre-drill holes with an 1/8" bit to prevent wood splitting at ends.

4. Turn this truss over and apply a wood gusset to the opposite side at the ridge.

5. Repeat to assemble (4) four more trusses.

Ridge Gusset

80-1/2" Truss Rafter

Collar Tie Flush
with Rafter

2x4-82" Collar Tie

✳ Install collar tie the same
distance from bottom edge
of rafters.

Detail 'B'

80-1/2" Truss Rafter

2x4 Block

2x4 Block

2x4 Block

6. Remove and save the short 2x4 blocks. They will be used in a later step.

## Step 8   Install Primed Soffit and Fillers

1. Install a 7" wide x 48-3/4" siding panel over the side wall with the primed side facing down. The 'tongue' edge should be flush with <u>front wall plate</u>, NOT over siding. Tack the soffit with a couple 6d common nails. Installing 2x4 tie plates in a later step will provide more nailing.

2. Install (2) two more siding panels. Cut the last soffit flush with the 2x4 wall plate.

Flush with
Inside of 2x4

3-1/2" Filler

7" Soffit

Side Wall

Front Wall
Door Opening

Tongue Edge
Flush
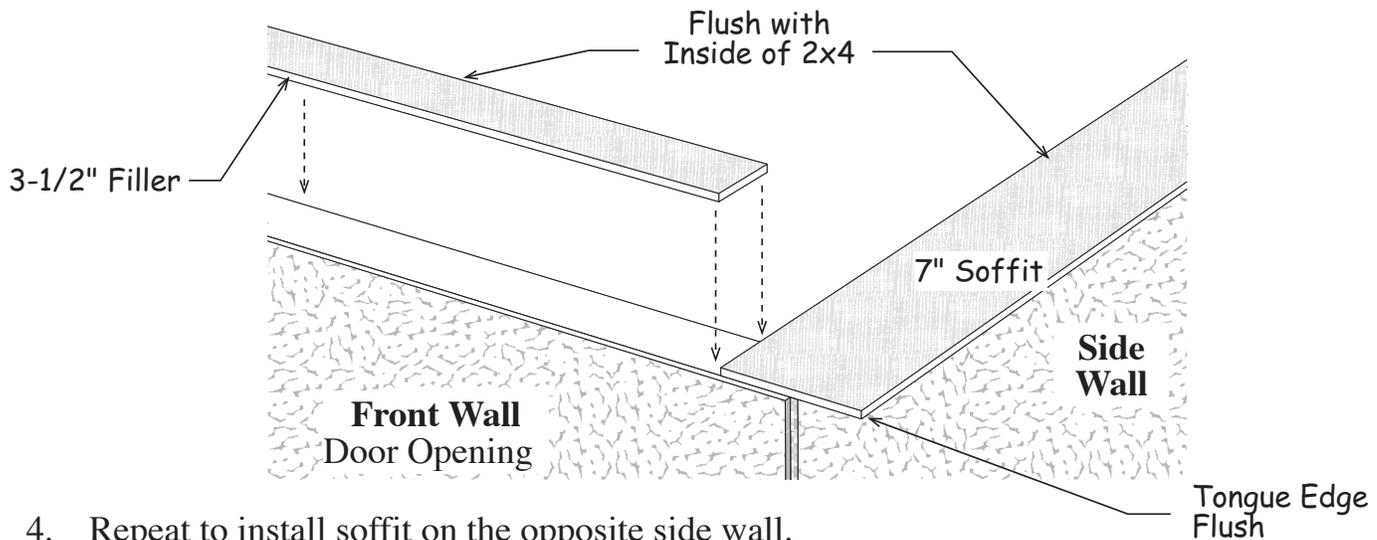
4. Repeat to install soffit on the opposite side wall.

5. Install (3) three 3-1/2" wide x 48-3/4" filler panels over the front and back wall. Cut the last filler to fit between the soffit on the side walls.

Step 9   Install Roof Gables

1. Install a gable frame centered on the back wall. Gable plate should be flush with filler. NOT over siding. Secure with 10d sinkers.

2. Install the gable frame on the front wall.

Gable Flush
with Filler
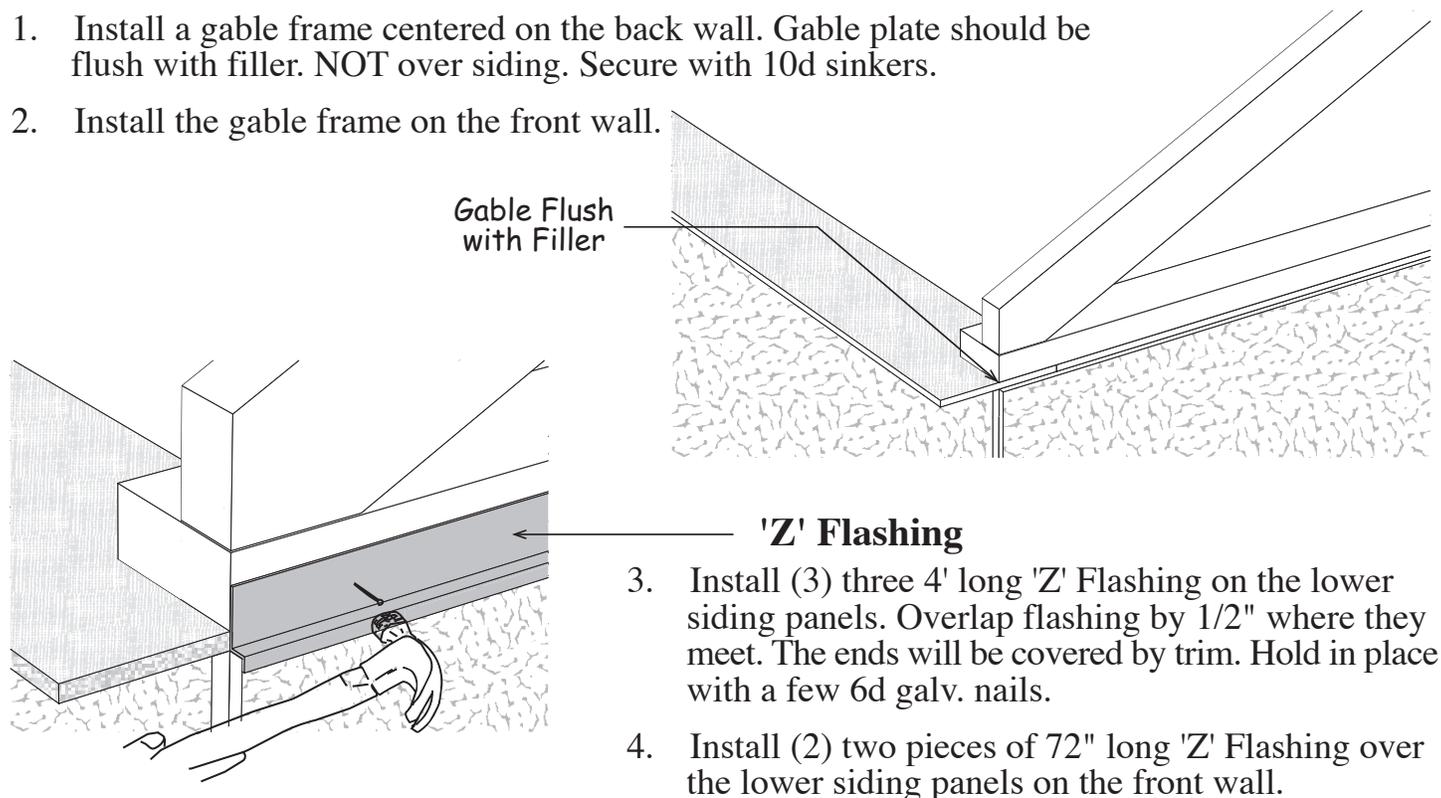
'Z' Flashing

3. Install (3) three 4' long 'Z' Flashing on the lower siding panels. Overlap flashing by 1/2" where they meet. The ends will be covered by trim. Hold in place with a few 6d galv. nails.

4. Install (2) two pieces of 72" long 'Z' Flashing over the lower siding panels on the front wall.

# Step 10   Install Siding on Gables

☞ *Gable siding is factory cut to be installed either working from left to right or right to left. Regardless of the direction always begin with the 'LAP' Edge flush with end of the gable.*

1. Locate pre-cut gable siding. Install with 'LAP' edge flush with end of gable frame. When properly set there will be a slight gap between the 'Z' flashing and bottom edge of siding. Use 6d galv. nails spaced 8" apart.

2. Install center gable siding. Cut last panel flush with end of gable frame.

3. Repeat to install siding on the other gable frame.

LAP Edge Flush

Tongue Edge

Slight Gap
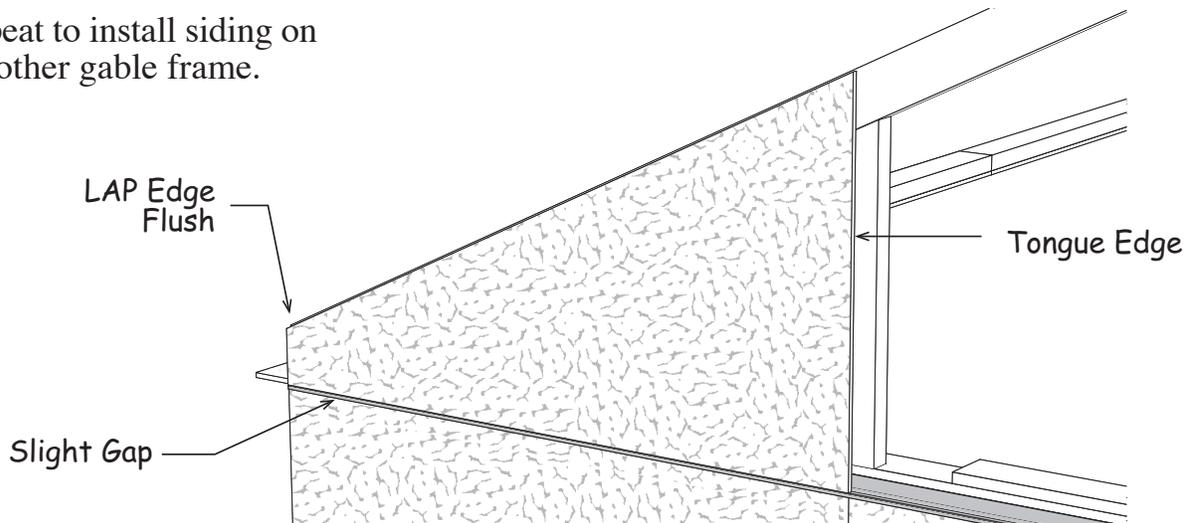
Step 11   Install 2x4 Tie Plates on Side Walls

1. Cut a 2x4-12' board to fit between the gables on the front and back wall. Install the 2x4s flush with the inside of soffit. Use 10d sinkers.

2. Repeat to install tie plates on the opposite side wall.

2x4-12' Cut to Fit

Install Flush

Side Wall
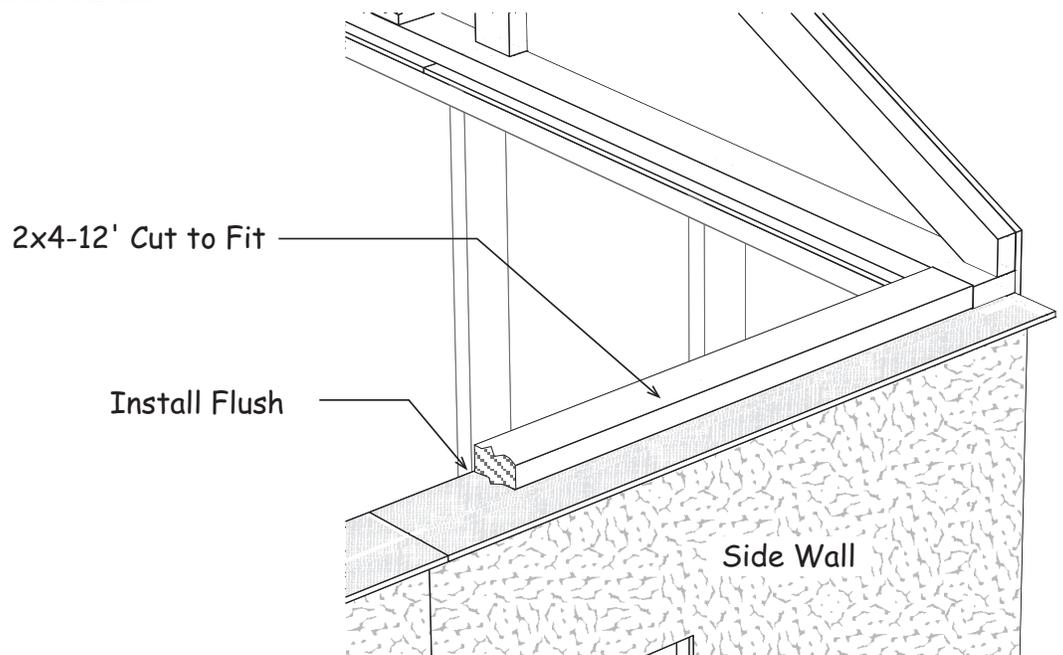
Step 12   Layout Roof Trusses & Install Soffit Blocks

1. Starting on back corner measure from the <u>backside</u> of the 2x4 gable frame when marking the location of the first truss. Continue 24" spacing to other gable. **Important:** When marking the opposite wall, place the 'X' mark on the same side of the line so your trusses are parallel when they are installed.

2. Install metal hangers to the tie plate with 1-1/2" hanger nails. The opening should line up with the 'X' mark, the bottom of the opening, flush with the 2x4 tie plate. **Detail 'D'**.

Measure from
Backside of 2x4

Detail 'D'

2x4 Tie Plate

20-5/8"

24"

Inside of Building
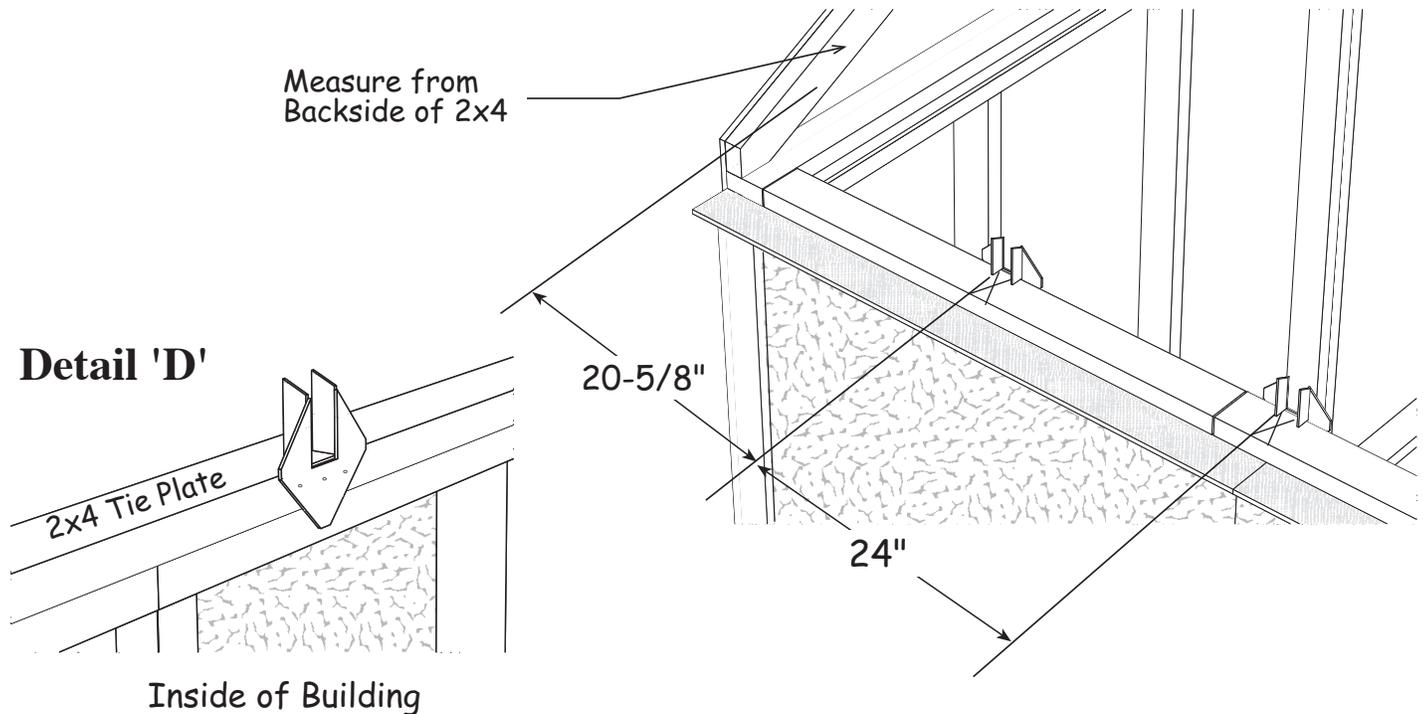
3. Set roof trusses. Secure trusses to metal hangers with 1-1/2" hanger nails.

2x4 Block

4. Gather (10) ten short 2x4 blocks and install one at both ends of each truss. Secure 2x4 blocks to the soffit panel using (2) two 1-1/2" long exterior screws.

5. Gather (4) four more 2x4 blocks. Install one 2x4 block at each end of the soffit, flush with the 2x4 gable frame.

2x4 Block with
Gable Frame
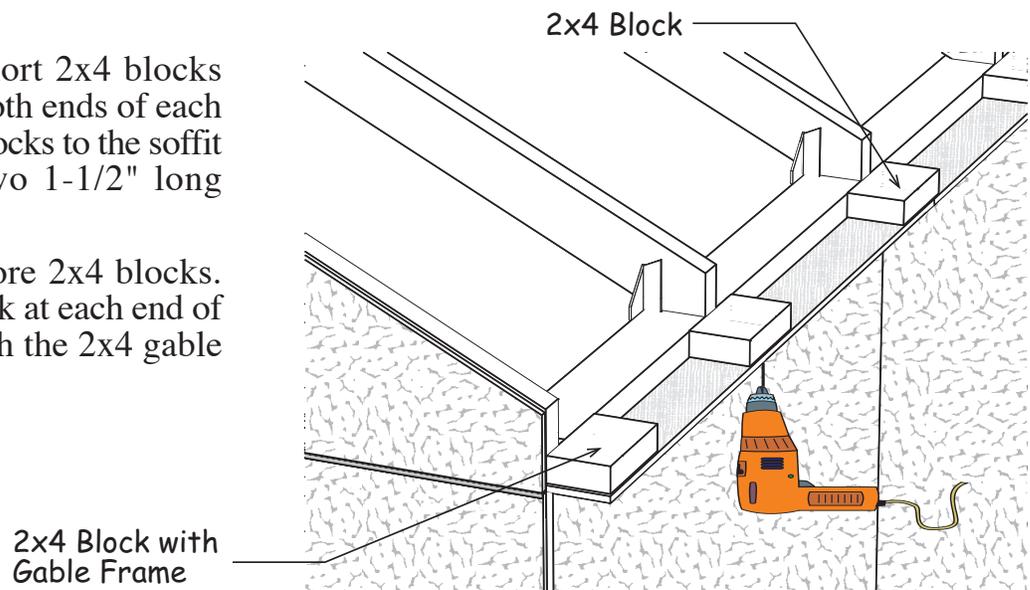
Step 13A Install Trim

1. Install (4) four small primed siding fillers, *packed with the hardware*, over the 2x4 soffit blocks. Siding fillers will be flush with the gable siding. Use 6d galv. nails.

Siding Filler

Back Wall

Side Wall
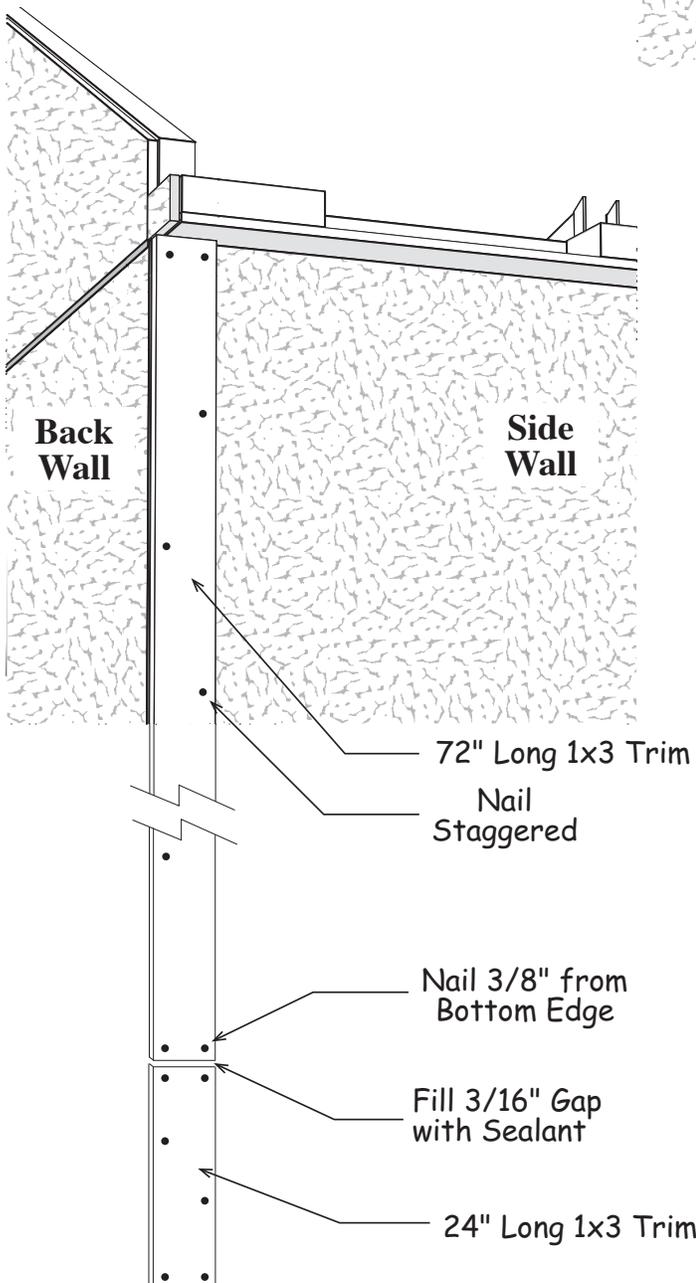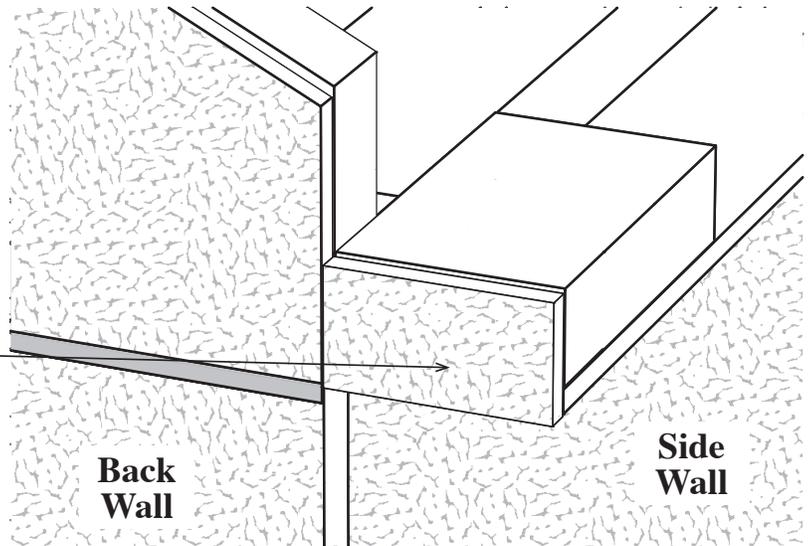
Back Wall

Side Wall

☞ ***When installing trim in later steps space nails and seal as described in this step.***

2. Locate (4) four 24" and (4) four 72" long 1x3 trim boards. Install 72"long boards on side walls at corners under soffit flush with siding on back wall. Nail with (2) two 6d galv. nails 3/8" from top and bottom of board.Then nail staggered along board 12" apart. ***See diagram.***

3. Install 24" long boards under 72" long boards. Leave a gap of 3/16" to allow for sealant to fill gap. If necessary cut trim to be flush with bottom of siding. Fill gap with sealant.

4. Repeat on remaining side wall corners.

72" Long 1x3 Trim

Nail Staggered

Nail 3/8" from Bottom Edge

Fill 3/16" Gap with Sealant

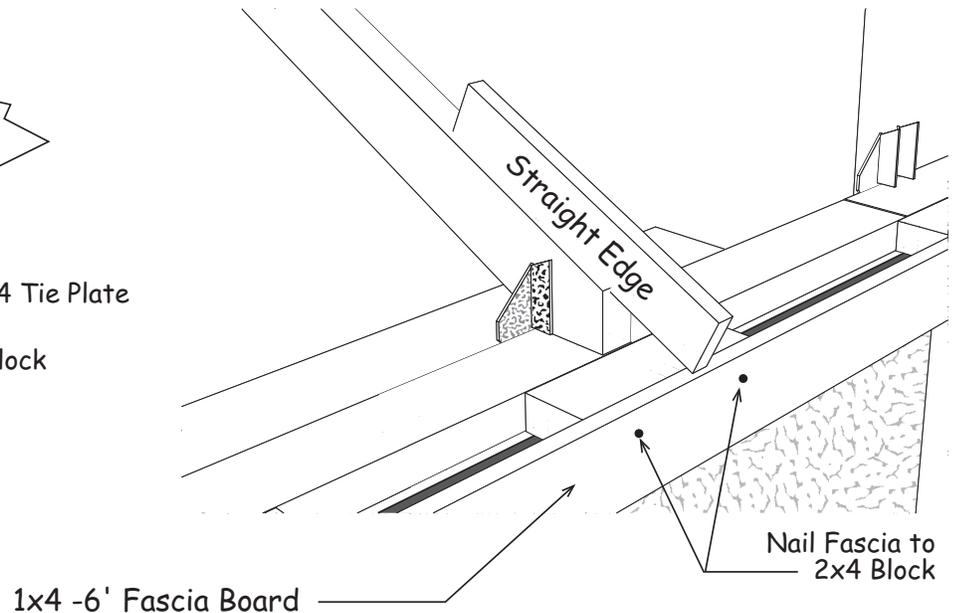24" Long 1x3 Trim
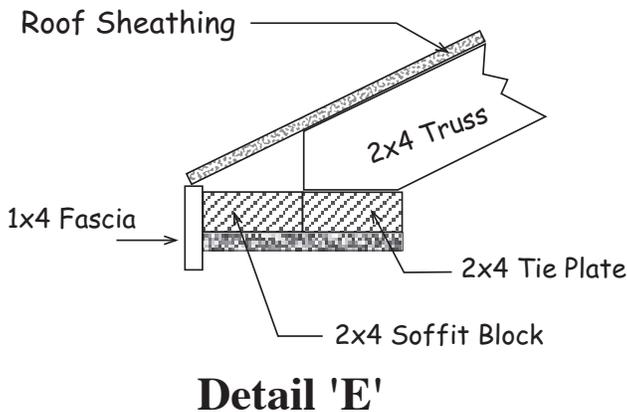
Step 13B Install Trim

5. Install a 8-1/2" long trim board, *called a keystone*, at the top of the gable flush with the top of the gable frame. Use 6d galv. nails.

6. Locate (2) two 82-1/2" long 1x4 trim boards. Butt each board against the keystone and flush with the top of the gable frame. Use 6d galv. nails.

Keystone ——

—— 82-1/2" Long 1x4 Trim
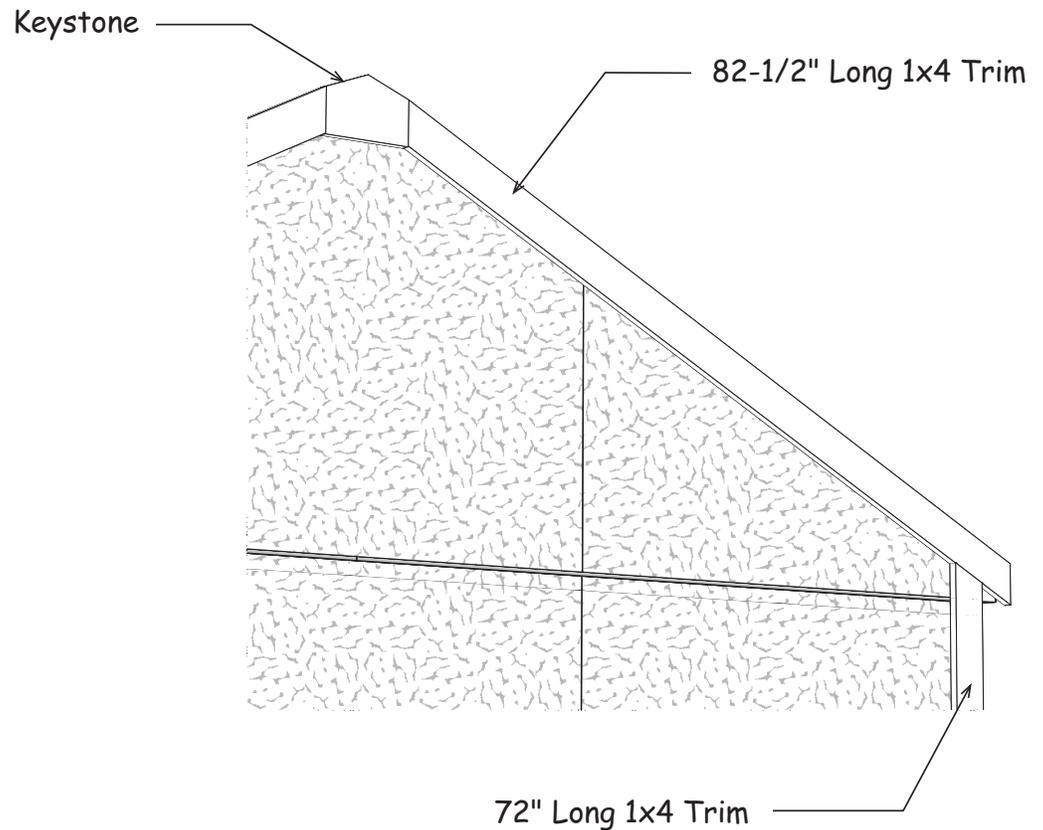
72" Long 1x4 Trim ——

7. Locate (2) two 72" long 1x4 trim boards with angle cut on one end. Install (1) one on each corner flush with the 1x3 corner trim on the side wall and under gable trim. Use 6d galv. nails.

8. Locate (2) two 27" long 1x4 trim boards and install under 72" long boards. Leave a gap of 3/16". If necessary cut trim to be flush with bottom of siding.

Step 14   Install Fascia on Side Walls

1. Install a 1x4-6' fascia board against the rear gable trim. Install the fascia so the bottom edge of the roof sheathing will rest on the edge of the 1x4. **See Detail 'E'**. Use a straight edge to align the 1x4 board with the top of the trusses. Do not install the last fascia board. This will be applied after the front overhang is installed. Use 6d galv. nails.

2. Repeat on opposite side wall.

Roof Sheathing

2x4 Truss

1x4 Fascia

2x4 Tie Plate

2x4 Soffit Block

Detail 'E'

Straight Edge

Nail Fascia to
2x4 Block

1x4 -6' Fascia Board

Step 15A Install Roof Sheathing

1. Install (4) four 42-3/8" long 2x3 boards on the front gable flush with the top of the gable frame. Use 10d sinkers

2. Plumb each truss and gables.

3. Refer to sheathing layout at the top of the next page. Install roof sheathing starting at the front gables lower corner. The roof sheathing should extend 6-1/4" beyond the 2x3s. Continue to back wall. Use 6d common spaced 12" apart. The top row of roof sheathing will be about 1" below the ridge to allow for optional ventilation.

6-1/4"

42-3/8" Long 2x3

Front Gable

Shingles

Truss   Air
Space
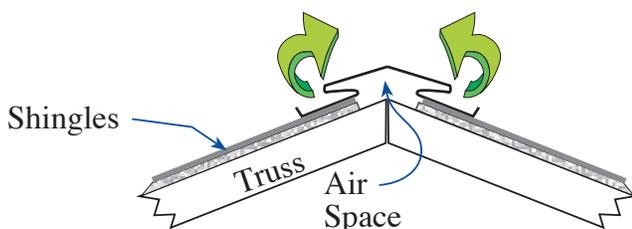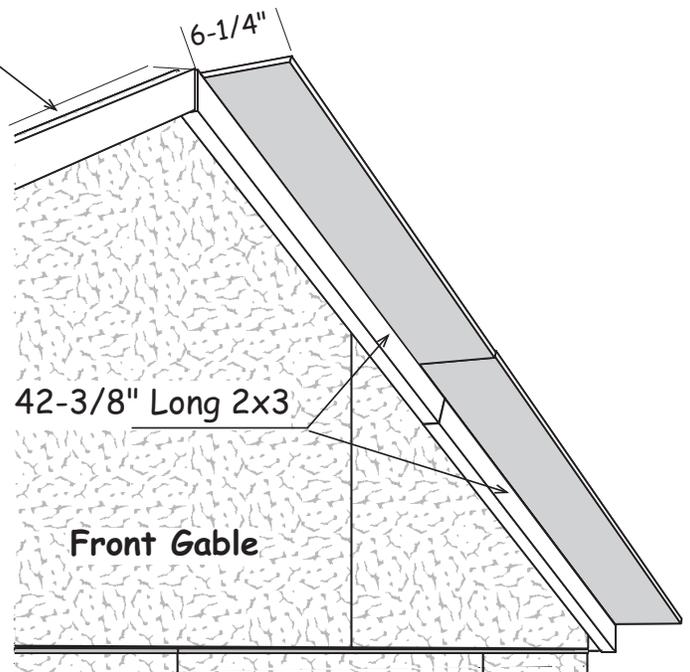
Step 15B Install Roof Sheathing continued

👉 *Sheets should meet at center of trusses when installed*

36-1/2" x 48"   36-1/2" x 72"   36-1/2" x 33-1/4"

48" x 72"   48" x 81-1/4"

1x4 - 6
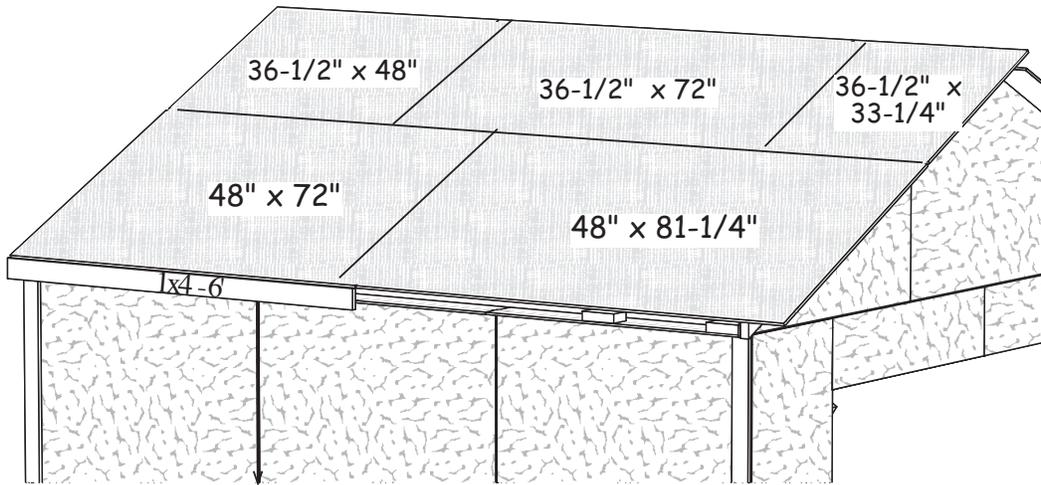
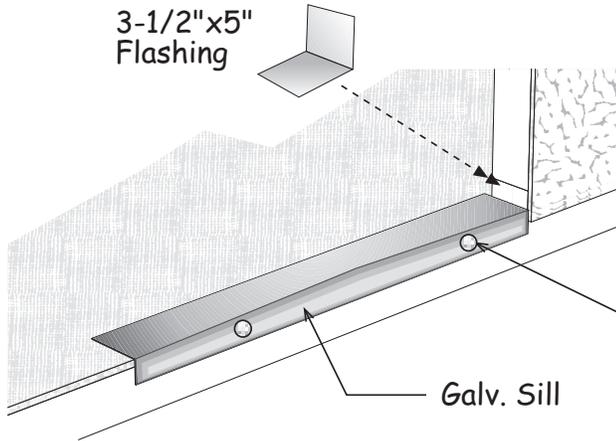5. Trim off any sheathing that extends over the rear gable trim.

Step 16   Install Front Soffit

1. Gather (2) two 7" wide soffit panels. Install first panel flush with lower end of 2x3 and against siding. Install with 1-1/2" exterior screws . Cut upper panel to fit.

2. Install (2) two 42-3/8" long 2x3s between the roof sheathing and the 7" soffit panels. Install with 1-1/2" exterior screws on soffit and 6d common through roof sheathing. Set these boards flush with soffit panels. The roof sheathing will extend 3/4" past the 2x3s to allow for trim.

3. Repeat on other side.

42-3/8" Long 2x3

Upper Roof Sheathing

7" Wide Soffit Panels

Nail with 6d Common

42-3/8" Long 2x3

Sheathing Projects 3/4"
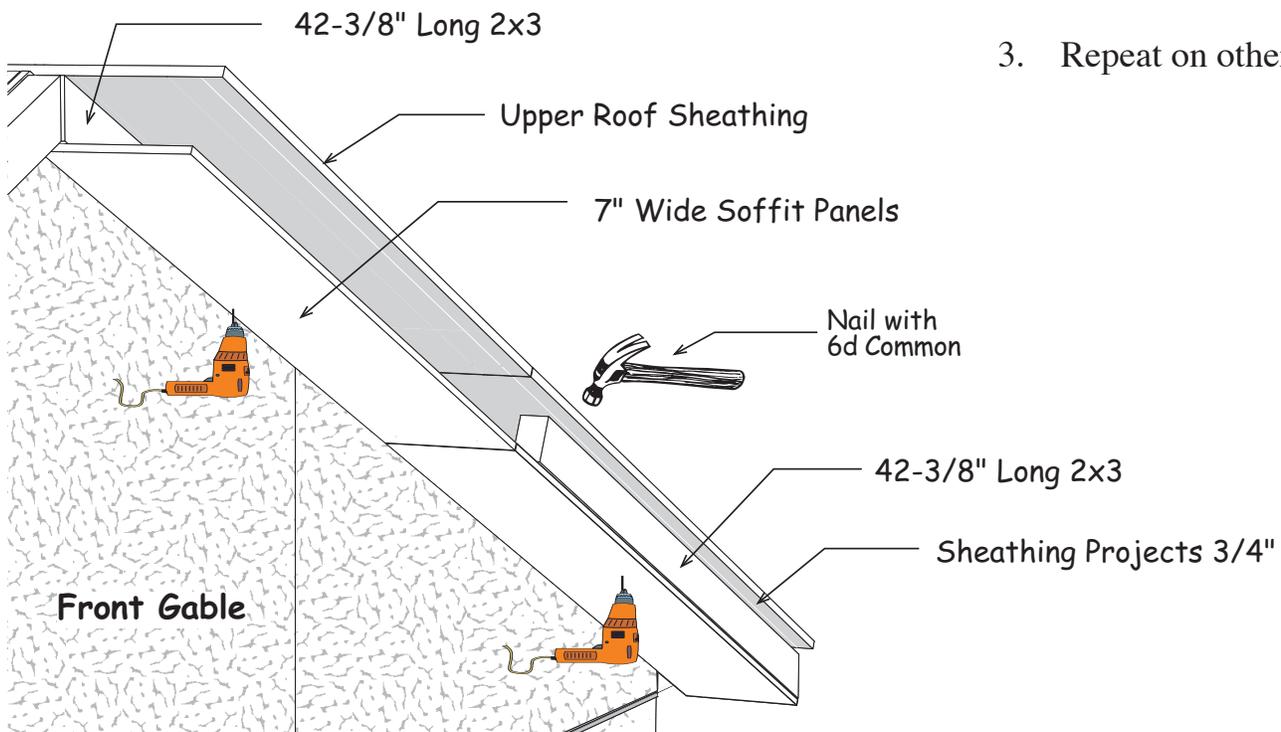
Front Gable

Step 17   Install Door Flashing

3-1/2"x5" Flashing

Galv. Sill

1. Locate in the pocket door box (2) two 3-1/2" x 5" metal flashing and bend along width to 90 degrees. Install at each corner of the door opening. These will be covered in the next steps.

2. Install the galv. door sill over flashing in the center of the door opening.
   Use 1-1/4" pan head screws along the front edge.

Step 18   Install Gable & Door Trim

1. Install a keystone and gable trim under the roof sheathing as done in **Step 13**.

2. Install a 3-7/8" x 72" primed jamb material on the top of the door opening, flush with the front wall siding. Use 6d galv. nails.

3. Locate (2) two 3-7/8" x 79-5/8" primed jamb material and install on the sides of the door opening, flush with the front wall siding.

4. Measure from top of door opening to bottom of siding. Cut (2) two 80-3/4" long 1x4s to this length and install flush with door jamb and top of door opening.

5. Install an 81-3/4" long 1x4 trim board, *this board has angle cuts on both ends*, centered across the top of the door opening.

6. Install (2) two 72" long 1x4 and (2) two 27" trim boards flush with the 1x3 corner trim on the side walls. Use 6d galv. nails.

82-1/2" Long 1x4 Gable Trim
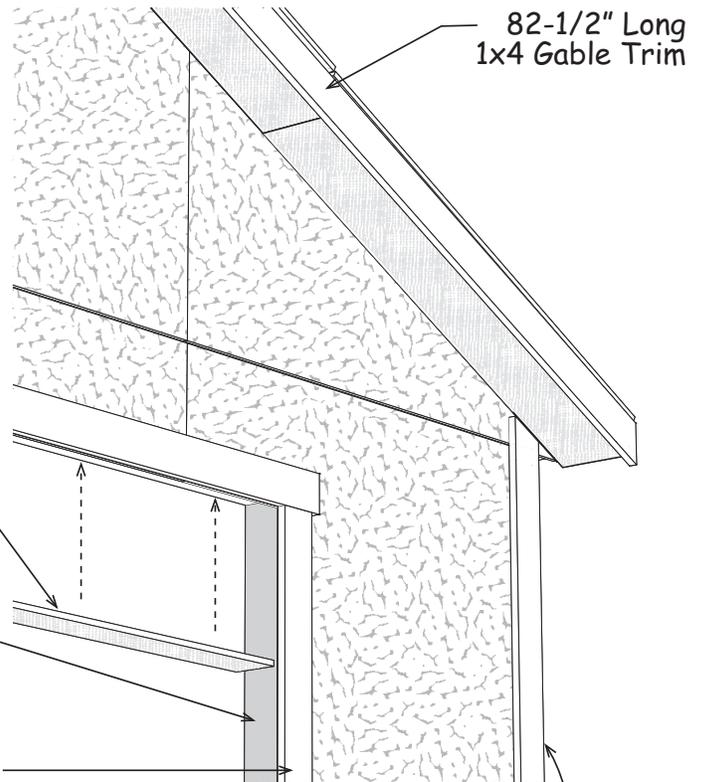
Step 19   Finish Side Wall Trim

1. Locate (2) two 1x4-7' trim boards. Cut each to fit against back of front gable trim and install on the side walls.
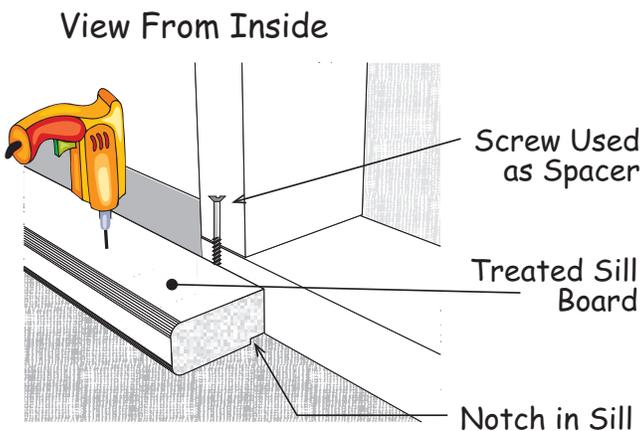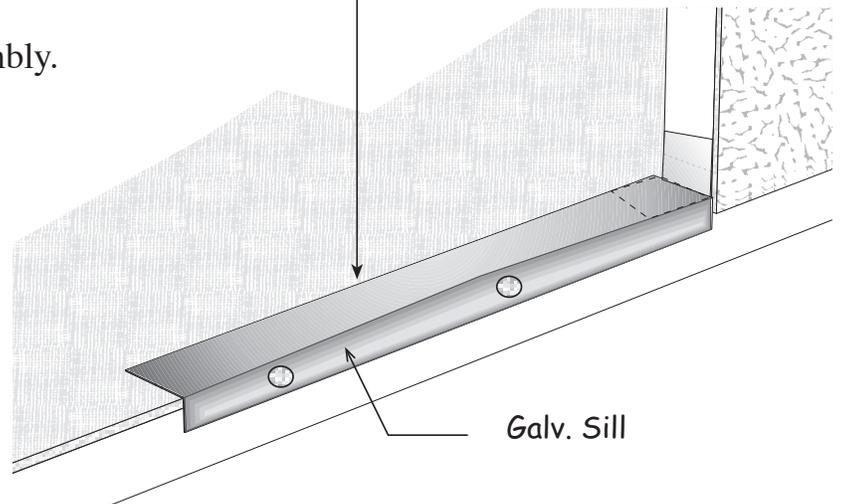
1x4 Fascia

1x4 Gable Trim
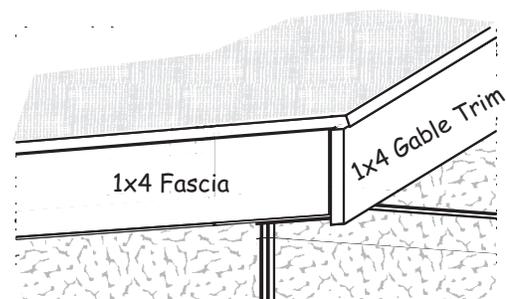
Step 20 Install Pocket Doors Track

1. Install a 68-1/2" long Track Support Assembly 82-3/4" from the floor. **Important**: measure from the bottom of the 2x3 on the support assembly to the floor. Insure the notched end of track is center of door opening. Use 2-1/2" screws.

2x3 Track Support Assembly

2x8 Door Header

Notch

View From Inside

82-3/4" to Floor
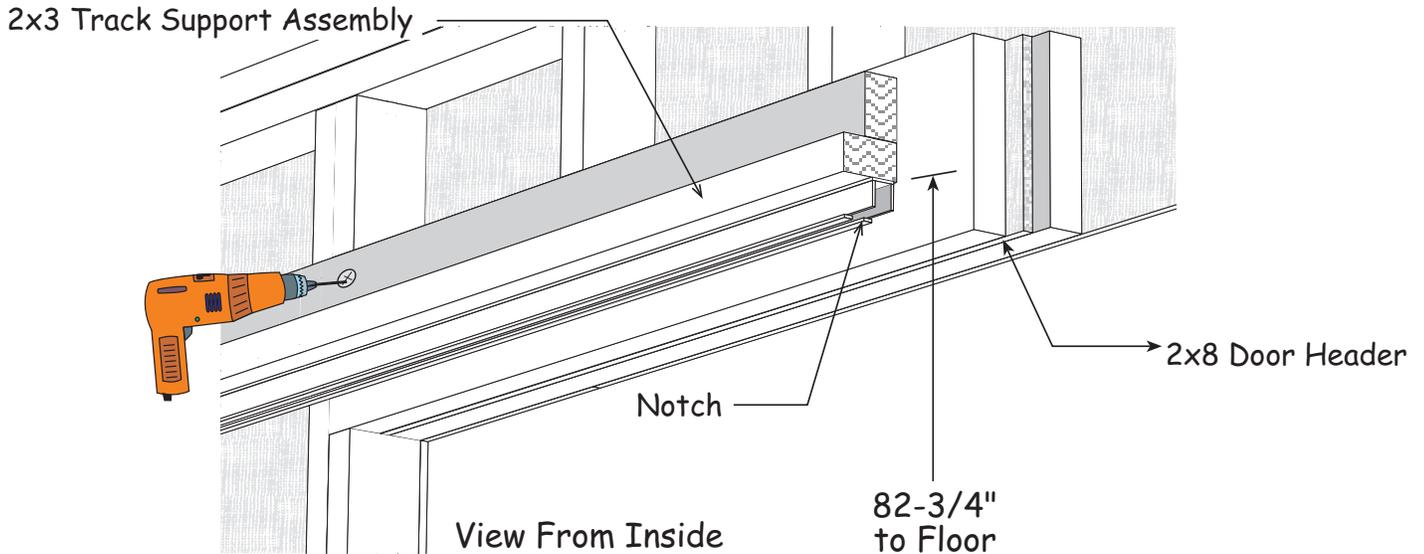
2. Install the other track support assembly.

Galv. Sill

View From Inside

Screw Used as Spacer

Treated Sill Board

Notch in Sill

5. Install the treated door sill behind the door opening. There needs to be a space between the treated sill and the inside wall. To position the sill, insert a 2-1/2" screw between the treated sill and the inside wall as a spacer. Screw the sill to the floor with (6) six 2-1/2" long screws. Remove the screw used as a spacer.

☞ *Building Tip; run a bead of caulking where flashing, treated sill and aluminum sill meet to prevent moisture from penetrating.*

Step 21A   Install Doors

1. Select the door with the siding and trim board extending past the 2x4 frame, *see detail below.* Standing on the inside of building slide the rollers on the left side track as shown below.

    If it is necessary to adjust the door height one or both door carriers can be adjusted. Loosen screws that secure carrier(s) to the door. Adjust door so the aluminum angle, on the bottom of the door, does not rub on the treated threshold. Tighten the screws.

    Tip: Inserting a screw, *shown below*, will prevent the doors from falling through the opening between the track, if the door is opened too far.
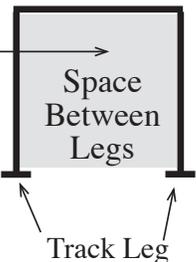
IMPORTANT:

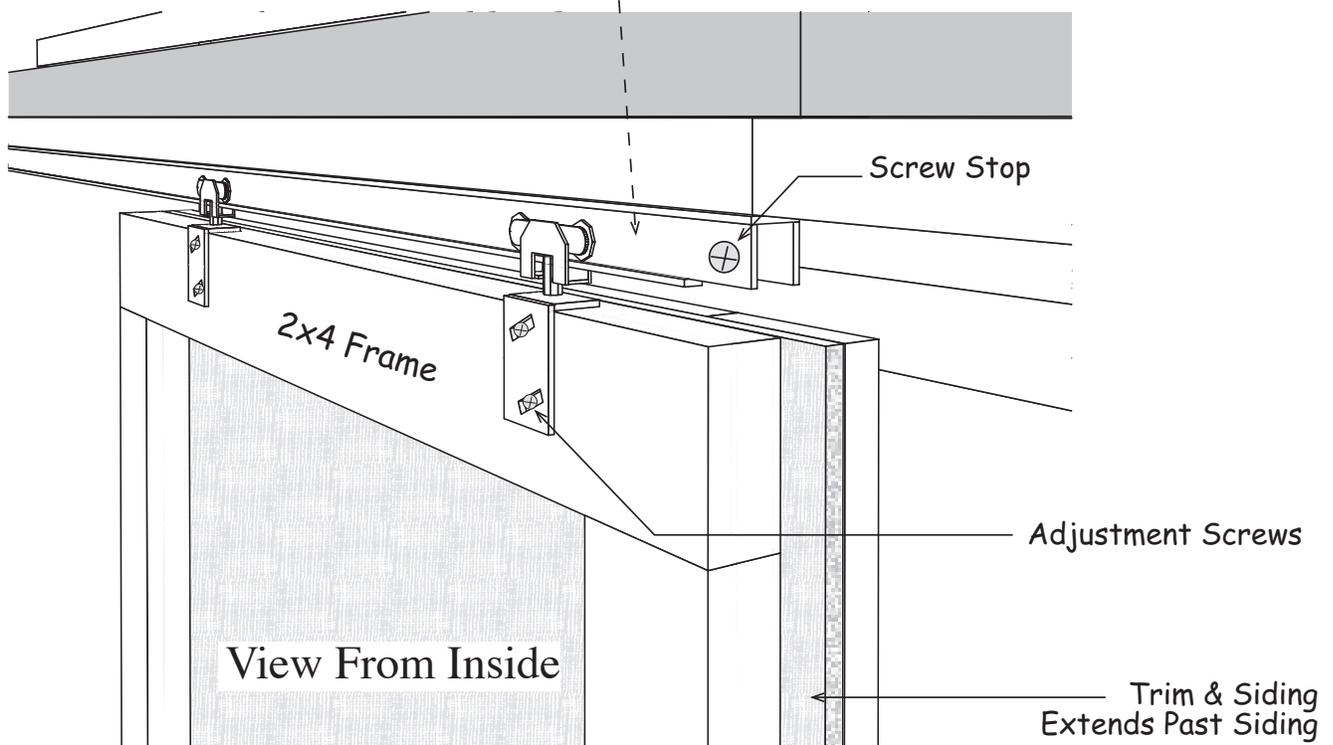DO NOT install track rollers in the space between the Track Legs.

Install the track rollers on the inside track leg.
See detail below.

Door Track
End View

Space
Between
Legs

Track Leg

Install track rollers on this track leg.

Screw Stop

2x4 Frame

Adjustment Screws

View From Inside

Trim & Siding
Extends Past Siding

Step 21B   Install Doors continued

1. Hang the other door. On this door, install a sliding door latch, on the lower back of the door to secure this door in place when closed. You will need to drill a hole in the floor for the round shaft to drop into.

2. Install a metal plate to the bottom of the right door. The angle end will hold the bottom in-line with the left door when closed.

3. Install the door handles and locking door hasp on the outside of the doors. When installed properly the hasp will fold in half to receive locking latch and screw heads will be covered.

Sliding Bolt on the back of left door
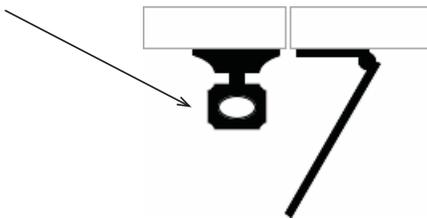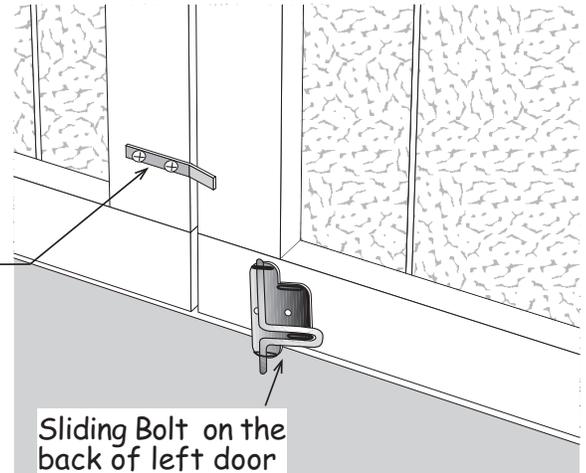
Step 22   Install Roofing — Not Supplied in Kit

1. Install metal roof edging along the end walls and the front edge of the roof sheathing.

2. Install felt paper and shingles according to manufacture's instructions.
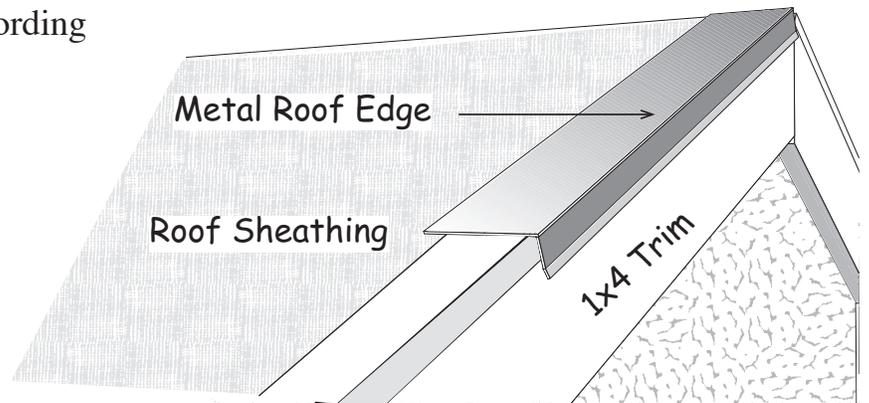
Optional Roof Covering		
8	bdl.	Roof Shingles
7	pcs.	Roof 'drip' Edge-10'

Metal Roof Edge

Roof Sheathing

1x4 Trim

Packing List for Wood Sliding Doors

2	36" x 79" Wood Doors w/ Primed Siding
2	Boards w/ Alum. Track Attached
1	Treated Wood Threshold
1	Galvanized Door Sill
1	Door Trim 1x4 81-3/4"
2	Door Trim 1x4 80"
1	Door Jamb 3-7/8" x 72"
2	Door Jamb 3-7/8" x 79 - 5/8"

4	Track Rollers with Brackets
1	Swivel Door Latch
2	Door Handles
1	Sliding Latch
1	Flat Steel Bar Door Guide
2	3-1/2" x 5" Galv Flashing
10	1-1/4" Pan Head Screws for Door Sill
16	2-1/2" Wood Screws

12'x12' Packing List

5	2x4 for Collar Ties		82"
14	2x4 for Truss Rafters		80-1/2"
4	2x4 for Gable Studs		23-1/2"
14	2x4 for Soffit Blocks		5" or longer
2	1x4 for Side Wall Fascia		72"
2	1x4 for Sidewall Fascia		84"
4	1x4 for Gable Trim		82-1/2"
4	1x4 for Corner Trim		72"
4	1x4 for Corner Trim		27"
4	1x3 for Corner Trim		72"
4	1x3 for Corner Trim		24"
8	2x3 for Gable Overhang		42-3/8"
10	Truss Gussets	7/16"	8" x 16"
1	ea	Siding Panels	20" x 48-3/4"
2	ea	Gable Siding	48" x 40" *angle cut*
4	ea	Gable Siding	48" x 28" *angle cut*
10	ea	Soffit Panels	48" x 7"
6	ea	Soffit Fillers	48" x 3-1/2"
4	ea	Siding Fillers	2" x 3-1/2"

3	lbs.	10d	Sinkers
4	lbs.	6d	Galv.
3	lbs.	6d	Common
1	lbs.		Hanger Nails
50	ea.	1-1/2"	Exterior Screws
75	ea.	2-1/2"	Deck Screws
6	ea.	1"x4"	Metal Plates
2	ea.	72"	'Z' Flashing
3	ea.	48"	'Z' Flashing
10	ea.	H1	Metal Truss Hangers
2	ea.	1x6 Keystone	8-1/2"
2	ea.	Sheathing 7/16"	48" x 81-1/4"
2	ea.	Sheathing 7/16"	48" x 72"
2	ea.	Sheathing 7/16"	36-1/2" x 72"
2	ea.	Sheathing 7/16"	36-1/2" x 48"
2	ea.	Sheathing 7/16"	36-1/2" x 33-1/4"
2	ea.	Header Filler 7/16"	7-1/4" x 48"

Qty.	*Material Supplied by Local Supplier*	
32 pcs.	2x4	Pre-cut Wall Studs
12 pcs.	2x4 - 12'	Wall & Tie Plates
2 pcs.	2x8 - 8'	Door Header
11 pcs.	Exterior Siding	4x8