



THE ULTIMATE GUIDE TO BUILDING A BUNKIE

THE SIMPLEST GUIDE TO WHAT YOU NEED,
WHAT YOU DON'T, AND THE STEPS TO
MAKING YOUR BUNKIE DREAMS A REALITY!

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INTRODUCTION



Are you considering adding a bunkie cabin to your property? You're in the right place! This comprehensive guide will walk you through everything you need to know to make the best decision.

If you know you need more space but you feel your blood pressure rise a little bit every time the thought of an addition or expansion creeps up, and you want the quickest, easiest, most affordable way to get the extra space you need without the headache, a bunkie cabin could be the perfect solution.

Take the overwhelm out of adding space to your property, and get exactly what you need to accommodate you and your family, without the hassle of expensive, complicated and time consuming renos!

Bunkie cabins are versatile and offer fantastic solutions for adding extra space. Whether you need a guest house, a home office, a cozy retreat, or extra space for the kids, a bunkie cabin will deliver.



What You'll Learn:

- ✓ **Choosing the Right Type and Size:** We'll help you determine the perfect fit for your needs.
- ✓ **Location Matters:** Understand how to choose the best spot on your property.
- ✓ **Foundation:** Learn about the importance of a solid foundation and how to ensure it meets requirements.
- ✓ **Insulation:** To insulate or not to insulate? How important is insulation?
- ✓ **Building Involvement:** Decide if you want a DIY project or professional help.
- ✓ **The low-down on Windows and Doors**
- ✓ **Roofing:** Get insights on roofing options.
- ✓ **Utilities:** Can you add utilities like electricity and plumbing.
- ✓ **Heating, Cooling, and Weatherproofing:** Discover the best options for keeping your bunkie comfortable in any season.
- ✓ **Increasing Property Value:** Explore how a bunkie can boost your property's value.

Our guide offers practical advice and expert recommendations to ensure you make an informed and confident choice. With our insights, you'll find the perfect bunkie cabin that meets all your needs and enhances your property. Let's dive in!

EASY BUTTON:

If you don't even have the time to read through this document and you want the personal concierge version (i.e. FASTEST ROUTE) where we answer all your questions specific to your needs, call or email us now at:

1-833-EASY KIT (1 -833-327-9548) / HELLO@SAWMILLSTRUCTURES.COM



TOP CONSIDERATIONS

There are lots of companies out there advertising this bunkie or that, with many different features, bells and whistles, all of which come at a cost. But making a plan and choosing the best fit for you starts with knowing your priorities, and what problem you need your bunkie to solve for you.



01 What will you primarily use it for?

Knowing how you want to use a bunkie is crucial because it shapes every decision, from size and layout to budget and design. If it's for guests, you'll need it cozy and comfortable; if you want to add as much space as possible whilst keeping a small footprint or staying under permit regulations, a loft might be a game changer. If you plan to use the bunkie year round then considering insulation options might be beneficial; alternatively if the bunkie is meant to compliment your summer cottage you could skip the insulation and save yourself a bundle (we'll discuss some of the thermal properties of log cabins and why even in colder seasons, adding insulation may not be as vital as you think). For storage, think practical and compact. A home office needs all the tech hookups, while a studio might need great lighting and sturdy surfaces. Plus, don't forget the building codes and potential future uses—flexibility is key! So, whether it's for hosting your mother-in-law, or building your hero status by giving the kids their own clubhouse, having a clear plan will save you headaches and cash.



HOT TIP: Sawmill Structures has tons of different models to suit whatever your needs are. Get in touch or visit www.sawmillstructures.com to find out more!



02 How fast do you need it?

Your timeline and how quickly you need your bunkie significantly impact the decision-making process in several ways:

- If you're in a rush for your bunkie, the timeline is everything! Need it yesterday? Simple designs are quicker, and pre-built or ready-to-assemble kits are your best bet. Custom-built bunkies with fancy features take more time. Also, be mindful of permits, as they can delay your project. Balancing your need for speed with these factors helps avoid unnecessary headaches.
- If you go with Sawmill Structures, our in-stock models can ship tomorrow and be built in as little as one day. So, whether it's a last-minute guest room or a spontaneous she-shed, we've got you covered!



03 Do you want to be hands on or hands off in the build process?

It's not always about the destination, but about the journey. If you're the type of person who wants to be hands-on and say you built your bunkie with your own blood, sweat and tears (hopefully happy tears), but you aren't Mike Holmes and don't want the risks and complications of building from scratch, then a pre-fab kit could be perfect for you!

A Sawmill Structures kit can be assembled with whatever level of assistance you'd like, from complete DIY for the more industrious out there, to DWY (Done-with-you)



where you provide the labour but an expert helps walk you through the process, and full DFY (Done-for-you) assemblies while you kick back with drink in hand.

If you opt to do it yourself, we make it as easy as possible by providing an illustrated assembly guide for each model that makes the experience like a paint-by-numbers meets life-sized jigsaw puzzle. And if you run into any trouble, our team is only a phone call away!

Bottom Line: You choose the experience you'd like, and we'll help make it happen.

Tools required for assembly of a Sawmill Structures Kit:

- Rubber mallet
- Cordless Drill
- Screwdriver bits Phillips and Robertson
- Level, 48"
- Ladder, 16'
- Circular Saw (for the last floor board cut)
- Nail gun optional for finishing trim, roof boards and floor boards. (all can be screwed in as well)

04 Where will you put it?

When deciding where to place your bunkie cabin, there are many factors to consider:

- Choose a location with good drainage and enough clearance around the perimeter for assembly.
- Be aware of the location of septic tanks, gas pipes and other features that need to remain accessible.
- Consider proximity to the main cottage for convenience and privacy.
- Position it to take advantage of scenic views and natural light, while ensuring enough shade to keep cool.
- Be mindful of local wildlife, vegetation, and environmental features.
- Ensure compliance with building codes, especially setbacks and permits, and consider the ease of connecting utilities like electricity and plumbing should you so choose.
- Avoid natural hazards and ensure the bunkie fits into your overall landscaping plan.



05 What foundation do you need?

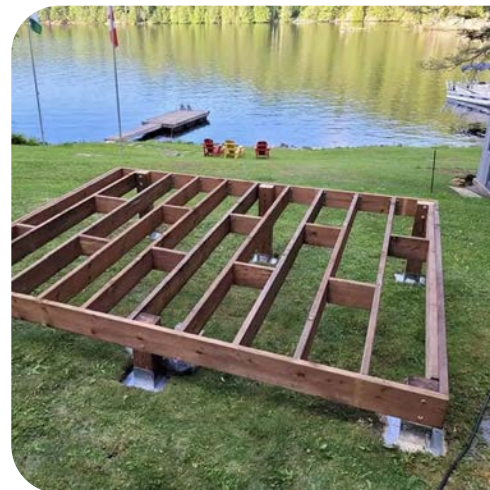
When building a bunkie cabin, choosing the right foundation is crucial for stability, durability, and overall structural integrity.

Considerations for Choosing a Foundation:

- **Soil Type and Drainage:** Assess the soil conditions and ensure proper drainage to prevent water accumulation and foundation damage.
 - **Climate and Frost Line:** In colder climates, consider extending the foundation below the frost line to prevent shifting and heaving.
 - **Bunkie Size and Weight:** Larger and heavier bunkies require more robust foundations.
 - **Budget and Time:** Consider your budget and the time available for installation as some foundation types are more costly and take longer to install.
 - **Local Building Codes:** Ensure compliance with local regulations and obtain any necessary permits.
- Start with a level, well-built foundation. Popular foundation options include building on a deck, patio, driveway, concrete slab, or pressure-treated timbers on grade. For uneven ground: use footings and posts to level the foundation.

Our Recommendation:

- **Simple Deck Frame:** Construct a wooden pressure-treated deck frame supported by footings suitable for your site's grade and soil conditions.



Explore Footing Options:

- Professionally installed screw piles
- DIY screw piles from www.fastfootings.com
- Poured concrete sono tubes
- Concrete block footings

Need a Plan? If you're buying a bunkie with Sawmill Structures, each model comes with a unique, downloadable foundation base plan. Visit www.sawmillstructures.com and check the "How to Assemble Resources" section under the model of your choice for the foundation base plan specific to that model.

Want to dive deeper? Here are some common foundation options to consider:

01 CONCRETE SLAB

- + **Pros:** Provides a solid, level base that is durable and long-lasting. It offers excellent support and is resistant to pests and moisture.
- **Cons:** More expensive and labor-intensive to install. Requires proper site preparation and can be challenging to alter once installed.

02 CONCRETE PIER BLOCKS

- + **Pros:** Easier and quicker to install than a full slab. They can be adjusted for uneven terrain and are less costly.
- **Cons:** May not provide as stable a base as a slab, especially for larger bunkies. Requires careful placement and leveling.



03 SONOTUBES (CONCRETE FORMS)

- + **Pros:** Excellent for uneven or sloped terrain. Provides a strong, durable foundation that can support significant weight.
- **Cons:** Requires precise placement and leveling. Installation is more labor-intensive and may require professional assistance.

04 PAVERS OR PATIO STONES

- + **Pros:** Cost-effective and easy to install. Suitable for small, lightweight bunkies and can be adjusted easily.
- **Cons:** Less stable and durable than other options. Not suitable for larger structures or areas with significant frost heave.

05 SKIDS

- + **Pros:** Very quick and easy to install. Allows for the bunkie to be moved if necessary.
- **Cons:** Provides less stability and durability. Best suited for temporary or smaller structures.

06 SCREW PILES (HELICAL PILES)

- + **Pros:** Ideal for challenging terrains and provides excellent stability. Installation is quick and can be done in all weather conditions.
- **Cons:** More expensive than other options. May require professional installation, or consider DIY options from www.fastfootings.com.

Choosing the right foundation ensures the longevity and stability of your bunkie cabin, making it a safe and comfortable space for years to come.



06 Do you need insulation?

Many owners love their bunkies without any insulation! A good heat source can warm the small space adequately, even in colder climates.

Why? Solid Wood Walls! We can't speak for every bunkie provider, but for a Sawmill Structures kit, our InterStack Log™ walls (44mm to 90mm thick) have excellent thermal mass properties, like a natural thermal battery. They absorb and release heat over time, unlike typical insulation.

Want Insulation? Here's two easy options:

- **Roof:** Strap the outside roof with lumber and add rigid foam panels before installing your roof coverings. This helps in both cold and hot climates while keeping your beautiful pine ceiling.
- **Floor:** Install rigid insulation panels in the floor cavity before adding floorboards.

Bottom Line: Most owners enjoy their structures without insulation, but the choice is yours!



07 Windows and doors

The last thing you want is a drafty bunkie! So it is important to consider the quality of windows and doors when selecting a bunkie kit.

Most Sawmill Structures models feature Premium Double Pane Fast Fit Windows™, and solid wood doors. Included screens provide that extra protection against the more pesky of flying critters, and maximize use even in the thickest of black fly season!

Our superior quality windows and doors seal tightly and keep you feeling warm and dry against the elements.

For an extra added flare, consider vanity features like our Flip-Up Pass Through Window that makes entertaining much easier by opening up the barrier between interior and exterior.



08 What about the roof?

Some bunkie providers include the roof finishings, which might seem convenient but could also limit your options. If you're on a budget and you want to maximize your dollar, there are a few options that will deliver the protection you need at a price your wallet will thank you for.

Our Recommendation:

If you choose a Sawmill Structures cabin, sheet or panel system roofs are ideal, with roof beams (purlins) making for easy panel installation. Options like shingles might look nice, but may prove to be more work than necessary.

A Sawmill Structures kit includes everything for your roof structure, like beams and tongue-and-groove ceiling/roof boards. However, roof coverings like shingles or steel panels aren't included. For assembly packages, we supply and install Corrugated Metal or Ondura roof panels based on your order.



If you're looking to invest a little more, a standing seam steel roof may be exactly what you need. So what's the difference? Let's dive into some fantastic panel roofing options for your new cabin:

CORRUGATED METAL ROOFING

What is Corrugated Metal?

Corrugated means “shaped into alternating ridges and grooves.” Like corrugated cardboard, it offers impressive structural strength due to its ridged design. It is made by running a metal sheet through a roll-forming machine to create the corrugated pattern. Corrugated metal roofing is a robust, cost-effective choice for many applications, though it requires some maintenance and might not have the sleekest look.



Pros:

- **Cost-effective:** More affordable than other metal roofing options.
- **Heat reflective:** Reflects sunlight and heat, helping to keep interiors cooler.
- **Durable:** Lasts longer and is more durable than asphalt roofs.
- **Popular for non-residential use:** Commonly used for commercial buildings, barns, and other non-residential structures.

Cons:

- **Exposed fasteners:** Multiple exposed fasteners require treatments and periodic inspections to ensure washers are intact and fasteners are tight.
- **Aesthetics:** The corrugated pattern isn't as visually appealing as the smoother look of standing seam finishes, despite color customization options.

Sizes: Typically 36” or 48” widths, various profiles, and colors, cut to length.

Advantages:

- ✓ **Durable:** Stands up to heavy rain, snow, and strong winds.
- ✓ **Fire-resistant:** Adds an extra layer of safety.
- ✓ **Lightweight:** Easier to install and less load on the building.



- ✓ **Low-maintenance:** Minimal upkeep and reduced long-term costs.
- ✓ **Versatile:** Available in various colors and finishes for flexible design.

STANDING SEAM STEEL ROOF

What is Standing Seam Metal Roofing?

- Made from roll-formed metal panels, similar to corrugated roofs.
- Key feature: concealed fasteners.
- Consists of wide, flat metal panels with vertical legs (ribs) on each end.
- Panels lock together and are fastened to the roof sheathing with hidden clips.



Pros:

- **Stronger metal:** Uses a thicker gauge than corrugated metal.
- **Leak protection:** No exposed fasteners or seams, minimizing leak opportunities.
- **Low maintenance:** Requires less upkeep compared to other roofing types.
- **Highly customizable:** Available in various colors and profiles.
- **Energy-efficient:** Excellent at reflecting light and heat.
- **Sleek look:** Preferred for its flat panels and modern lines.
- **Longevity:** Can last 75 years or more.

Cons:

- **Higher cost:** More expensive upfront compared to corrugated metal roofs.

Standing seam metal roofs offer durability, energy efficiency, and a sleek appearance, though they come with a higher initial cost.



Design: Hidden fasteners, interlocking panels (12”-18” widths), custom cut or pro-installed.



Advantages:

- ✓ **Leak-proof:** Interlocking design protects against water damage.
- ✓ **Weather-resistant:** Handles heavy rain, snow, and high winds.
- ✓ **Energy-efficient:** Reflects solar heat, reducing cooling costs.
- ✓ **Low-maintenance:** Minimal upkeep over its lifespan.
- ✓ **Modern look:** Sleek appearance enhances curb appeal.

Need a pro for installation? We've got you covered in most regions.

09 How to protect your cabin's exterior

When it comes to weatherproofing your new structure, choosing the right stain is crucial. Here are two top recommendations that offer excellent protection and enhance the beauty of your wooden exterior:

01 SANSIN STAINS

Benefits:

- ✓ **Eco-Friendly:** Known for their environmentally friendly formulations.
- ✓ **Superior Protection:** Combines water-borne and oil-based technologies to deeply penetrate wood, protecting against UV rays, moisture, mildew, and other environmental factors.
- ✓ **Versatile:** Ideal for wood siding, decks, fences, and furniture.
- ✓ **Variety:** Offers a wide range of colors and finishes, from transparent to opaque.



Learn More:

- [Sansin](#)
- [Color Options](#)
- [Find a Dealer](#)



02 CUTEK EXTREME

Benefits:

- ✓ **Penetrating Oil:** Specifically designed for exteriors, providing deep penetration and long-lasting protection.
- ✓ **Easy Application:** Simple to apply with a brush and takes just a few hours.
- ✓ **Durable:** Offers robust protection from the elements while enhancing the wood's natural luster.
- ✓ **Flexible Options:** Available in various tints or a natural tone.



Learn More:

- [Cutek](#) / Available at Home Hardware and other select retailers.



10

Can you add plumbing and electrical to a bunkie?

Most bunkies are designed to easily accommodate both plumbing and electrical. However, you will want to consult your local municipality for zoning laws and permits required. For plumbing, enlist a local licensed plumber. For electrical needs, we recommend using pipe-style conduit or baseboard boxes, installed by a local licensed electrician.

PLUMBING CONSIDERATIONS

1. Planning and Permits:

- **Local Regulations:** Check with your local municipality for zoning laws and permits required for adding plumbing to a secondary structure like a bunkie.
- **Professional Guidance:** Consult a licensed plumber to help plan the layout and ensure compliance with building codes.

2. Water Supply:

- **Source:** Determine the water source (e.g., well, municipal water) and the method for delivering water to the bunkie.
- **Piping:** Choose appropriate piping materials (e.g., PEX, PVC) and plan for insulation to prevent freezing in colder climates.

3. Drainage:

- **Sewage System:** Connect to an existing septic system or municipal sewage line. Alternatively, consider a composting toilet if traditional sewage systems are not feasible.
- **Greywater Disposal:** Plan for the disposal of greywater from sinks and showers, ensuring it meets local environmental regulations.

4. Fixtures and Installation:

- **Fixtures:** Select compact and efficient plumbing fixtures (e.g., small sinks, low-flow toilets).
- **Professional Installation:** Ensure all plumbing installations are done by professionals to avoid leaks and other issues.



ELECTRICAL CONSIDERATIONS

Your best solution to install wiring and electrical in a solid log wall structure is by way of pipe style conduit or baseboard boxes. These solutions can easily be provided and installed through any local licensed electrician.

1. Planning and Permits:

- **Local Regulations:** Obtain necessary permits and ensure compliance with local electrical codes.
- **Professional Guidance:** Hire a licensed electrician to design the electrical layout and ensure safety standards are met.

2. Power Supply:

- **Connection:** If you intend to connect the bunkie to the main power supply, plan for the necessary considerations, which could involve extending power lines from the main house or installing a separate meter.
- **Capacity:** Ensure the electrical panel has enough capacity to handle the additional load from the bunkie.
- **Off Grid:** Off grid electrical supply can be achieved with a solar power system consisting of solar panels, a charge controller, batteries and an inverter.

3. Wiring and Outlets:

- **Wiring:** Use appropriate wiring and ensure all wires are properly insulated and protected.



- **Outlets:** Install sufficient outlets, considering the placement of appliances and electronic devices.

4. Lighting and Fixtures:

- **Lighting:** Choose energy-efficient lighting options (e.g., LED bulbs) to minimize power consumption.
- **Safety:** Install smoke detectors, carbon monoxide detectors, and ground fault circuit interrupters (GFCIs) in wet areas.

ADDITIONAL TIPS

- **Inspection:** Both plumbing and electrical systems should be inspected by local authorities to ensure compliance with safety standards.
- **Maintenance:** Regular maintenance of plumbing and electrical systems can prevent issues and prolong the life of your bunkie's infrastructure.

11 Heating and cooling options for a bunkie

There are many options you could consider such as electric heaters, wood stoves, propane furnaces, heat pumps and various other cooling solutions such as portable and or permanent air conditioning units.

Considerations

- **Insulation:** Adding insulation helps to maximize the efficiency of heating and cooling systems.
- **Climate:** The choice of system should consider the local climate and seasonal temperature variations.
- **Usage:** Evaluate how often the bunkie will be used and choose a system that matches the usage patterns.
- **Off Grid:** If the bunkie will be off grid and not connected to the mains power supply, consider a high-efficiency wood burning stove as a heat source. For cooling, consider



fans that can be battery or solar powered OR go au naturel with vents and windows that let the breeze through!

Choose the method which suits your needs and be sure to always follow and align to safety regulations and seek the help of a heating and cooling professional when attempting any installation.

Want to go deeper? Here are some options to consider!

1. HEATING OPTIONS

1.1. Electric Heaters

- **Types:** Baseboard heaters, wall-mounted panel heaters, and portable space heaters.
- **Pros:** Easy to install, no need for ventilation, low initial cost.
- **Cons:** Higher operational costs compared to other heating options.
- **Efficiency:** Moderate; depends on insulation and usage patterns.

1.2. Wood Stoves

- **Pros:** Provides a cozy ambiance, effective in very cold climates, fuel can be sourced sustainably.
- **Cons:** Requires ventilation and regular maintenance, can be labor-intensive.
- **Efficiency:** High, especially modern EPA-certified stoves.

1.3. Propane Heaters

- **Types:** Direct vent wall heaters, portable propane heaters.
- **Pros:** Efficient and provides quick heat, good for off-grid use.



- **Cons:** Requires fuel storage, ventilation, and safety precautions.
- **Efficiency:** High; propane is a relatively efficient fuel source.

1.4. Heat Pumps

- **Types:** Mini-split heat pumps, air-source heat pumps. (Learn more about heat pumps at [energy.gov](https://www.energy.gov))
- **Pros:** Can provide both heating and cooling, very energy-efficient.
- **Cons:** Higher initial cost, requires electricity.
- **Efficiency:** Very high; modern heat pumps can be up to 300% efficient (COP of 3).

1.5. Radiant Floor Heating

- **Pros:** Provides even heat distribution, very comfortable.
- **Cons:** Expensive to install, not ideal for retrofitting.
- **Efficiency:** High, especially when used with a heat pump or solar water heater.

2. COOLING OPTIONS

2.1. Ceiling Fans

- **Pros:** Low cost, easy to install, can complement other cooling methods.
- **Cons:** Only circulates air, doesn't lower temperature.
- **Efficiency:** High; very low energy consumption.

2.2. Window Air Conditioners

- **Pros:** Easy to install, effective for small spaces.
- **Cons:** Blocks window view, can be noisy.



- **Efficiency:** Moderate to high, depending on the model's EER rating.

2.3. Portable Air Conditioners

- **Pros:** Movable, easy to install.
- **Cons:** Less efficient than window units, requires venting.
- **Efficiency:** Moderate; newer models are more efficient.

2.4. Mini-Split Heat Pumps

- **Pros:** Provides both heating and cooling, highly efficient, no ductwork needed.
- **Cons:** Higher initial cost.
- **Efficiency:** Very high; can achieve SEER ratings of 20+.

2.5. Evaporative Coolers (Swamp Coolers)

- **Pros:** Low energy consumption, adds humidity to dry air.
- **Cons:** Less effective in humid climates.
- **Efficiency:** High; much lower energy use compared to air conditioners.



12 Will adding a bunkie increase your property value?



Finally the big question: will adding a bunkie increase the value of your property?

The answer? Maybe!

While it's true that adding an extension or expansion to your house or cottage will increase property value by significantly more than a bunkie will, adding a high-quality bunkie cabin can still add value to your property. Here are several reasons why:

- 1. Additional Living Space:** A bunkie provides extra living space, which can be used as a guest house, home office, studio, or rental unit. This added versatility can appeal to potential buyers and increase the overall value of your property.
- 2. Rental Income:** If you live in a popular vacation area, a bunkie can serve as a short-term rental, generating additional income. This potential for rental income can make your property more attractive to investors.
- 3. Property Appeal:** A well-built bunkie can enhance the aesthetic appeal of your property, making it more attractive to buyers. High-quality construction and thoughtful design can make the bunkie a unique selling point.
- 4. Increased Marketability:** Properties with additional structures like bunkies can stand out in the real estate market. This added feature can make your property more marketable and potentially sell faster.
- 5. Versatility and Use:** The multifunctional nature of bunkies allows them to be used for various purposes, from guest accommodation to personal retreats, which adds perceived value.

It's important to ensure that the bunkie complies with local building codes and zoning regulations, as this can affect both its usability and the overall value it adds to your property. And we always recommend getting a professional opinion from a local real estate agent.



BUNKIE BUILD CHECKLIST

Contact us (or some other bunkie guys, but probably us!) to assess your needs and make a plan!

Check with your local municipality for zoning and permit requirements

Choose a model to suit your needs and budget

Decide on a desired timeframe

Place your order

Download the foundation base plan for your model and build your foundation

Choose and order roofing materials

If you would like plumbing and electrical installation, contact local technicians to arrange installation and requirements

Choose and order any heating/cooling elements

Receive your delivery

Assemble via DIY, DWY or DFY based on how involved you would like to be!

Find small space decor inspo at <https://www.pinterest.co.uk/millarda/bunkie/> (no affiliation, we just love the ideas!) or start your own pinterest board and make your space your own!

Follow us on socials @sawmillstructures for more ideas, inspiration and to become part of our sawmill family!



CONCLUSION:



A bunkie cabin is a fantastic addition to any property, offering versatile space for a variety of uses from guest accommodations to home offices. Our comprehensive guide ensures you're well-equipped with the knowledge to choose, place, and build your ideal bunkie. With expert advice on foundations, insulation, roofing, utilities, and heating, you'll be able to create a cozy, efficient space that meets your needs and potentially boosts your property value.

If you have any questions or need further assistance (or just want to geek out about bunkies!), our team is here to help. We pride ourselves on being the friendliest bunkie team on the internet (and possibly the universe). Our number one goal? Making your bunkie dreams come true! Feel free to reach out to us for any additional information or support. Call us, message us, or send a carrier pigeon. We're ready and excited to help you get started on your bunkie adventure!

TL:DR

If you just skimmed through this because you're short on time, and you want us to take the thinking out of it for you and just make it happen, get in touch and we'll give you the personal concierge version (i.e. FASTEST ROUTE) where we answer all your questions specific to your needs, and walk you through the entire process from start to finish.

Phone: 1-833-EASY KIT (1 -833-327-9548)

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