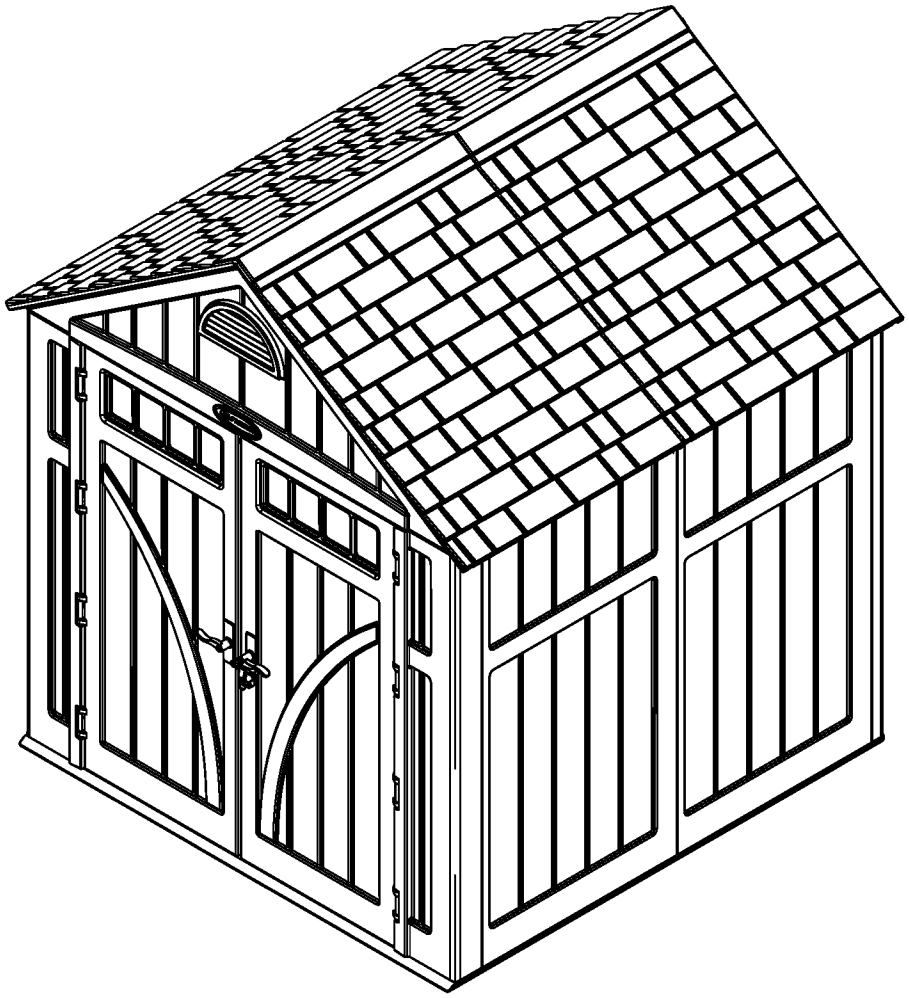
BMS7720 – BROOKLAND™
Blow Molded Resin Storage Shed
ASSEMBLY INSTRUCTIONS



Quality Control Number:
Numéro de controle de qualitié:
Número de control de calidad:

© 2017 Suncast Corporation, Batavia, IL

0361179B

Before You Begin...

- **Consult your local authorities for any permits required to construct shed.**
  Prior to the construction of your shed, check with the local building code official to review any required permits or building limitations.
- **A level and sturdy foundation is required before shed construction can begin.**
  Site preparation information is available on pages 10-11. A foundation that differs from the suggestions within this manual could prevent proper assembly and may damage parts.
- **Read instructions thoroughly prior to assembly.**
  This kit contains parts that can be damaged if assembled incorrectly or in the wrong sequence.
- **Please follow instructions.**
  Suncast is not responsible for replacing parts lost or damaged due to incorrect assembly.
- **Check for all parts before you begin assembly.**
  Using the provided parts check list on pages 4-9, verify that you have all the parts required to construct your shed model. **COMPLETE SITE PREPARATION AND FOUNDATION CONSTRUCTION BEFORE UNPACKING ALL PARTS.**
- **Assistance is required during entire assembly.**

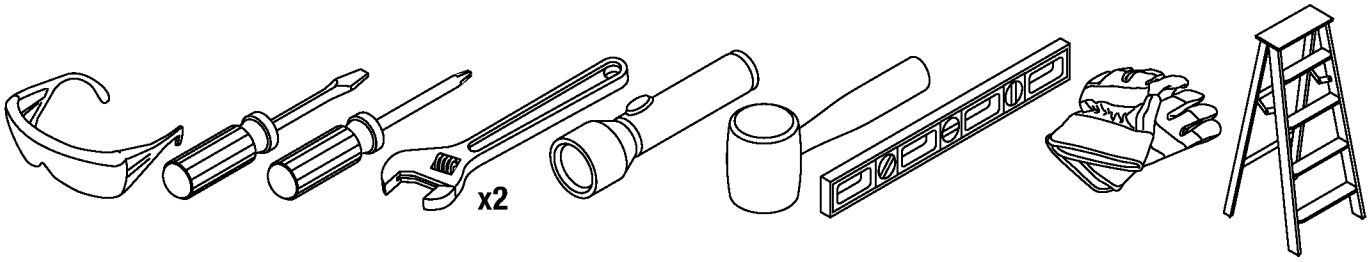
CAUTION

- Proper site preparation required.
- Shed not intended for use in extreme weather conditions.
- Shed not intended for storage of flammable or caustic chemicals.
- Store heavy items near the bottom of shed.
- Shed not intended for use by children.
- **DO NOT** stand, sit, or store items on storage shed roof.
- Treat carefully in extreme temperatures.
- Repair or replace broken parts immediately.
- Suncast is not responsible for damage caused by weather or misuse.
- At regular intervals inspect your shed to make sure that assembly integrity has been maintained.
- Periodically check that the location you have chosen to set your shed is still level.
- This kit contains parts with metal edges. Please be careful when handling.

Shed Safety and Care

- Hot items, such as recently used grills, blowtorches, etc., must not be stored in the shed.
- Heavy articles should not be leaned against the walls, as this may cause panel distortion and permanent damage.
- Keep roof clean of snow and leaves.
- The shed walls and roof sections have a textured exterior, much like vinyl home siding. Over time, dust may accumulate in the texture. When combined with moisture, this could encourage the growth of moss or mold on the shed. To maintain the look of your shed, we recommend cleaning it each year with mild soap and water. **DO NOT** use bleach, ammonia, or other caustic cleaners, and **DO NOT** use stiff bristle brushes. Failure to perform annual cleaning could result in permanent staining of the plastic. This is not a manufacturing defect and is not covered under warranty.

Tools Needed for Installation



Assembly Day Tips

- Complete site preparation and foundation construction before unpacking parts and beginning assembly.
- **DO NOT** attempt to assemble on a day with strong winds.
- **DO NOT** attempt to assemble on days when temperature is below 32 degrees.
- Set aside appropriate amount of time to completely assemble shed.
- Make sure you have assistance nearby to lift and secure parts in place.
- Wear light duty work gloves while assembling shed.
- Once roof is assembled, a flashlight may be of use when assembling smaller components inside shed.
- Suncast provides extra hardware for small fasteners for customer convenience. In some cases, there will be extra small fasteners once the assembly is complete.

Note: *This product contains parts that are used in different orientations to construct the shed. Please take note of the orientation of the parts shown throughout this instruction manual. Failure to follow instructions could result in damage to parts. Suncast is not responsible for replacing parts lost or damaged due to incorrect assembly.*

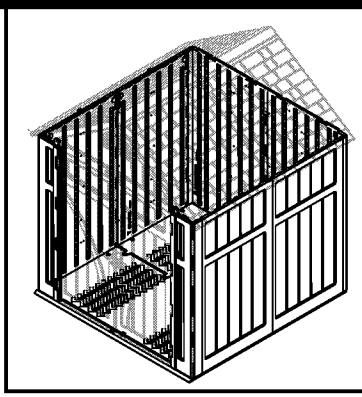
Suncast Products and Replacement Parts

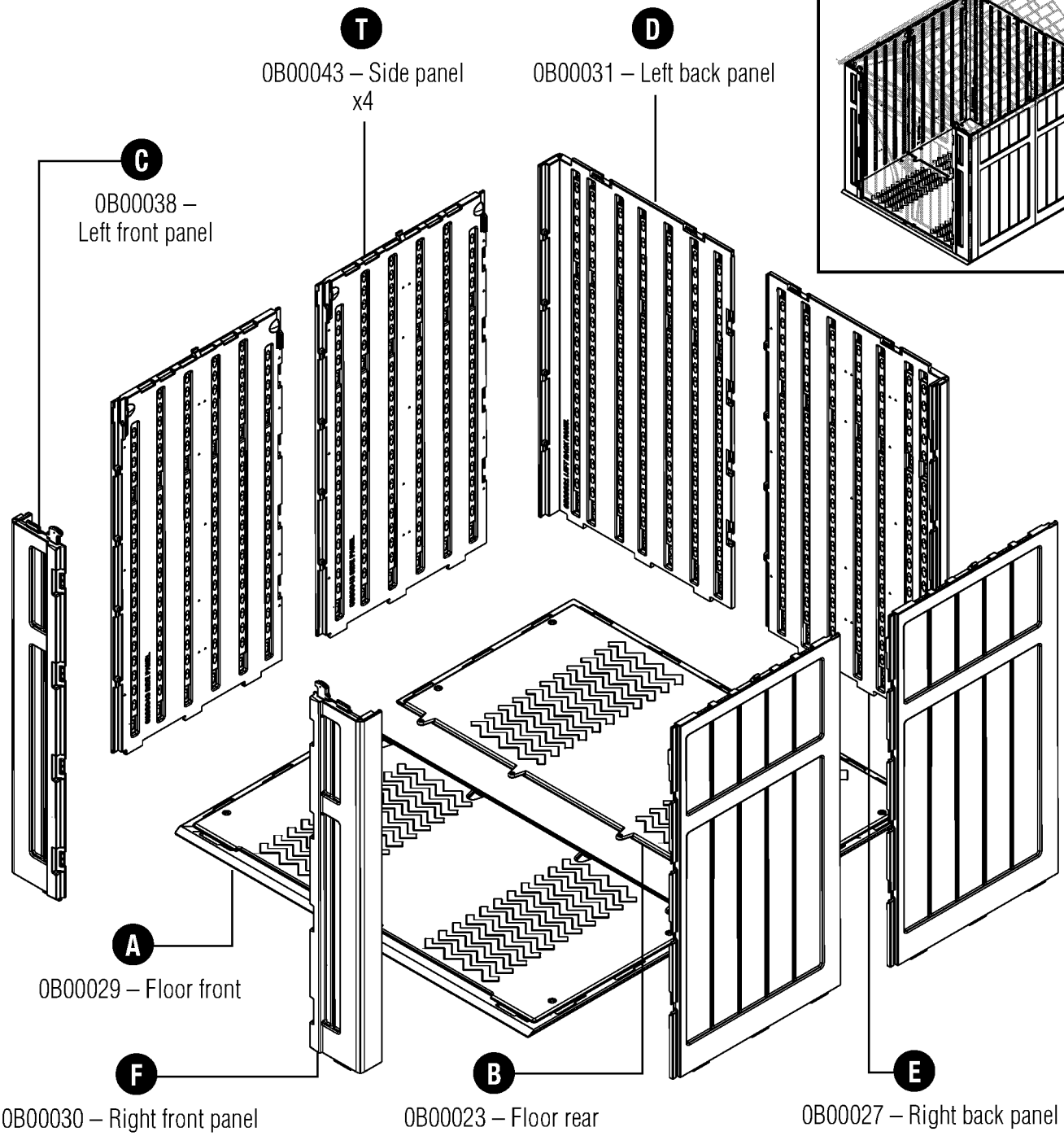
To purchase Suncast replacement parts and learn about other Suncast products, visit us online or call.

www.suncast.com

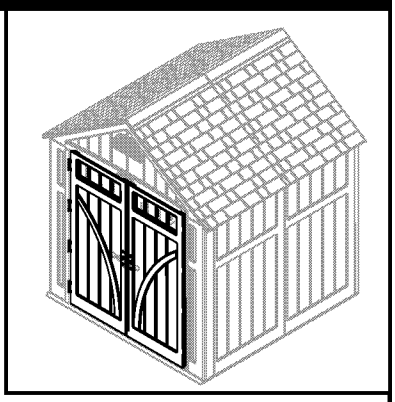
1-800-846-2345 or 1-630-879-2050

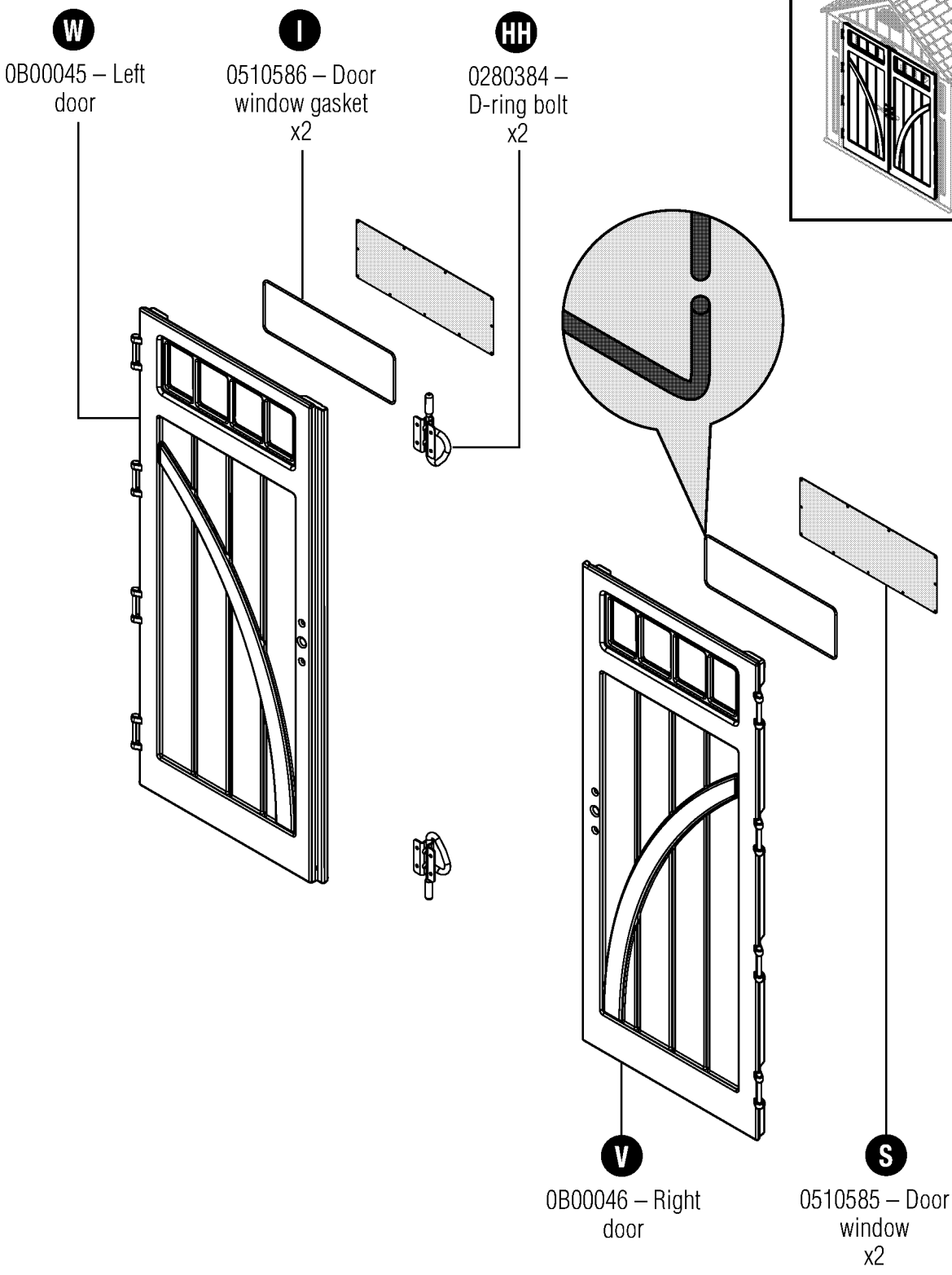
Parts - BMS7720 Walls and Floors



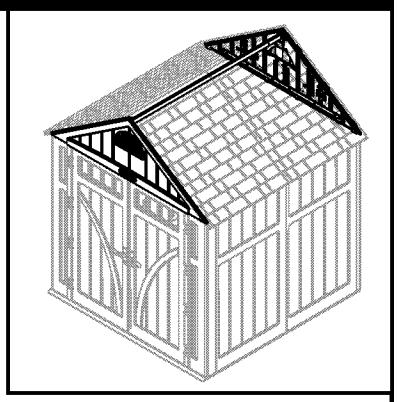


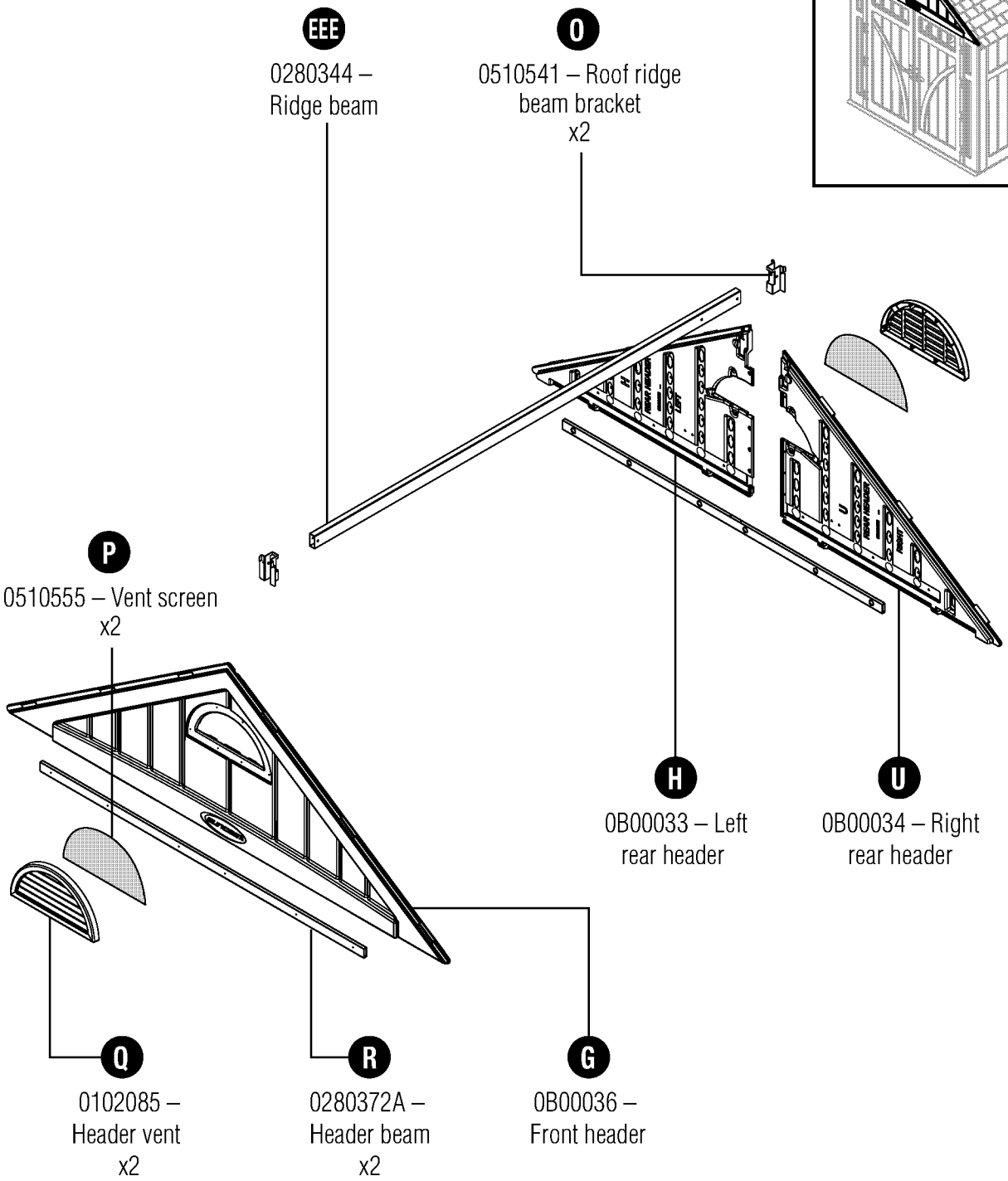
Parts - BMS7720 Doors



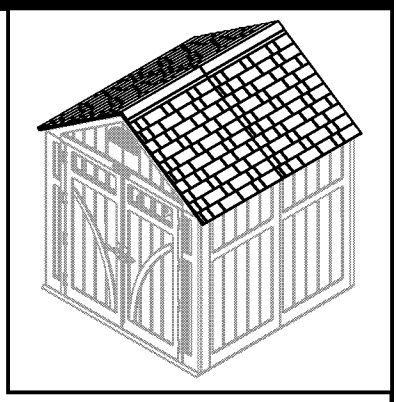


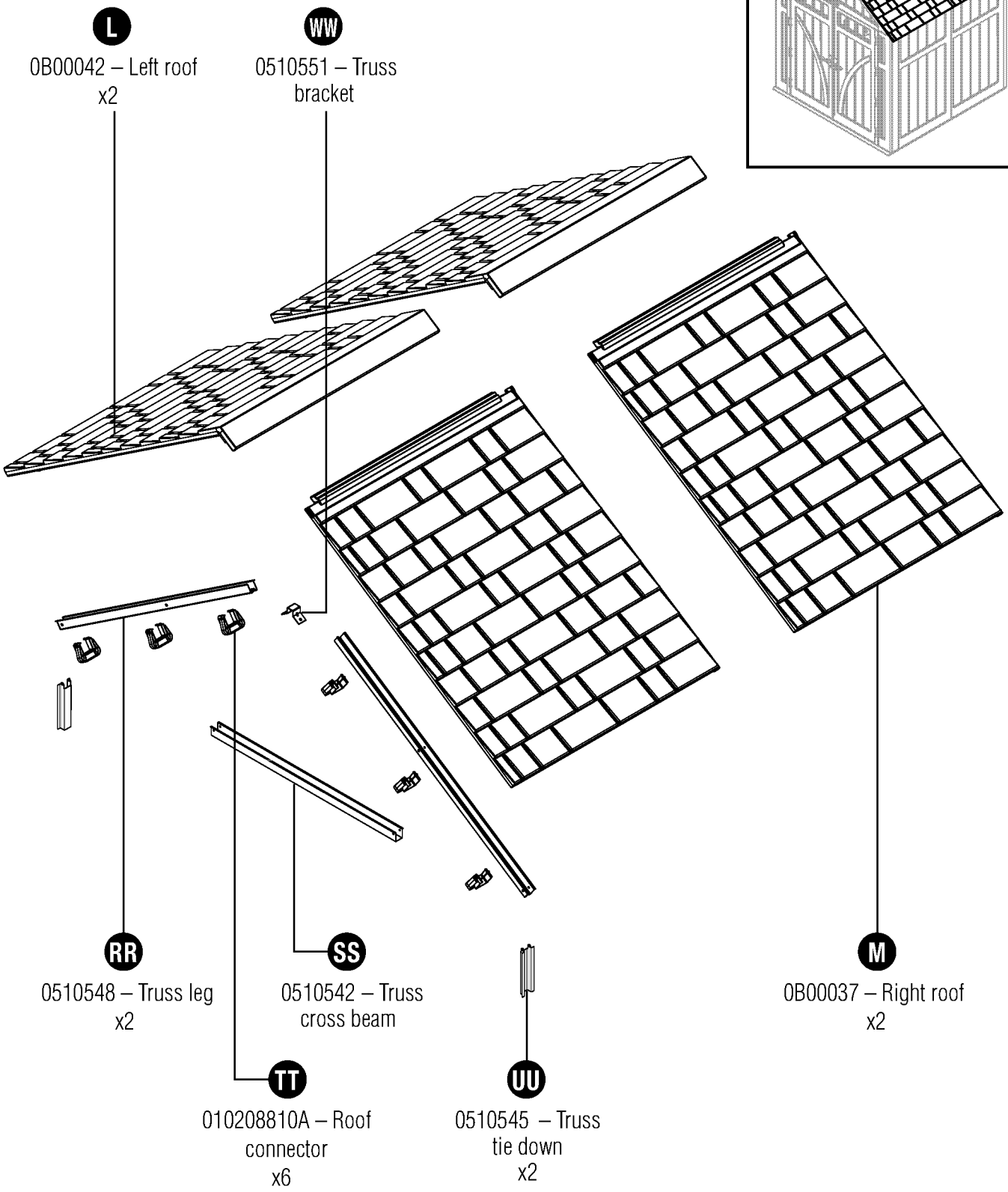
Parts - BMS7720 Headers



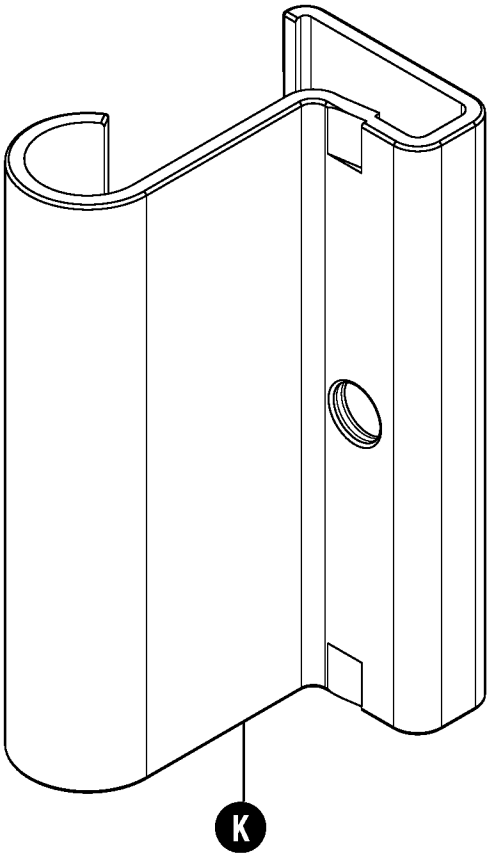


Parts - BMS7720 Roof and Truss

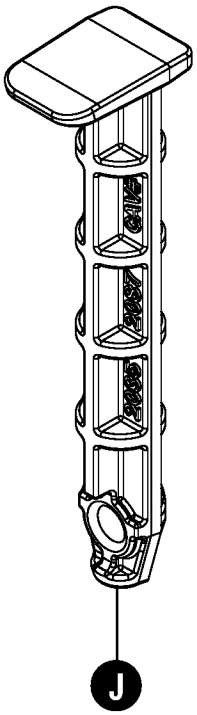




Hardware - BMS7720



0510550A – Hinge plate
x8

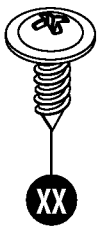


0102087C1 – Panel connector pin
x43

0480263A – Hardware bag

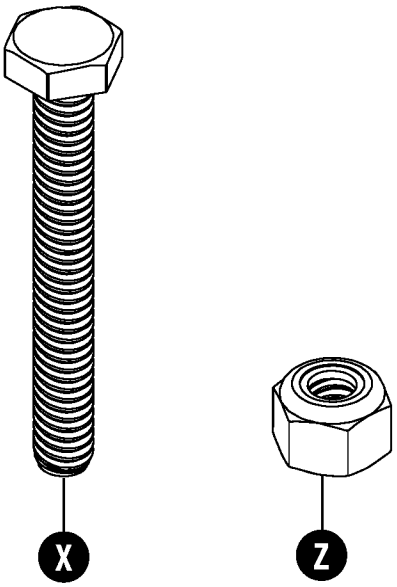
.625"
Pan head screw
x83

0480260 – Hardware bag



.5"
Washer head screw
x25

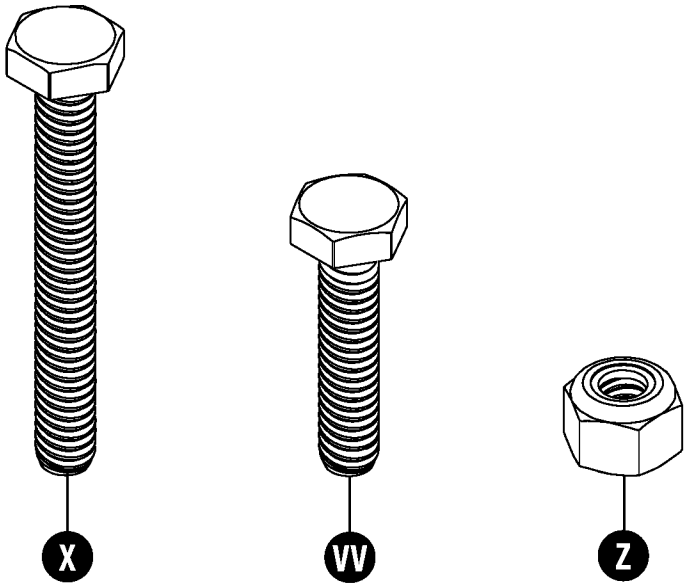
0480247A – Hardware bag



.25" x 2" Hex bolt
x4

.25" Locking nut
x4

0480250A – Hardware bag



.25" x 2" Hex bolt
x4

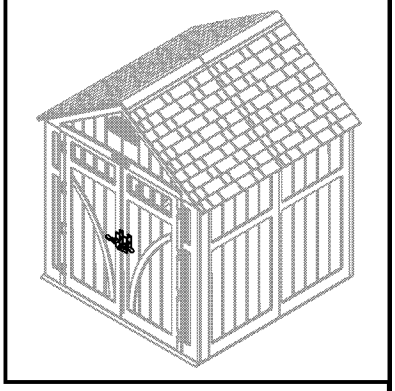
.25" x 1" Hex bolt
x2

.25" Locking nut
x6

Hardware shown at actual size (*Unless otherwise noted.) Extra hardware provided. Not all are used.

Door Handle Kit - BMS7720

0440647A – Door Handle Kit

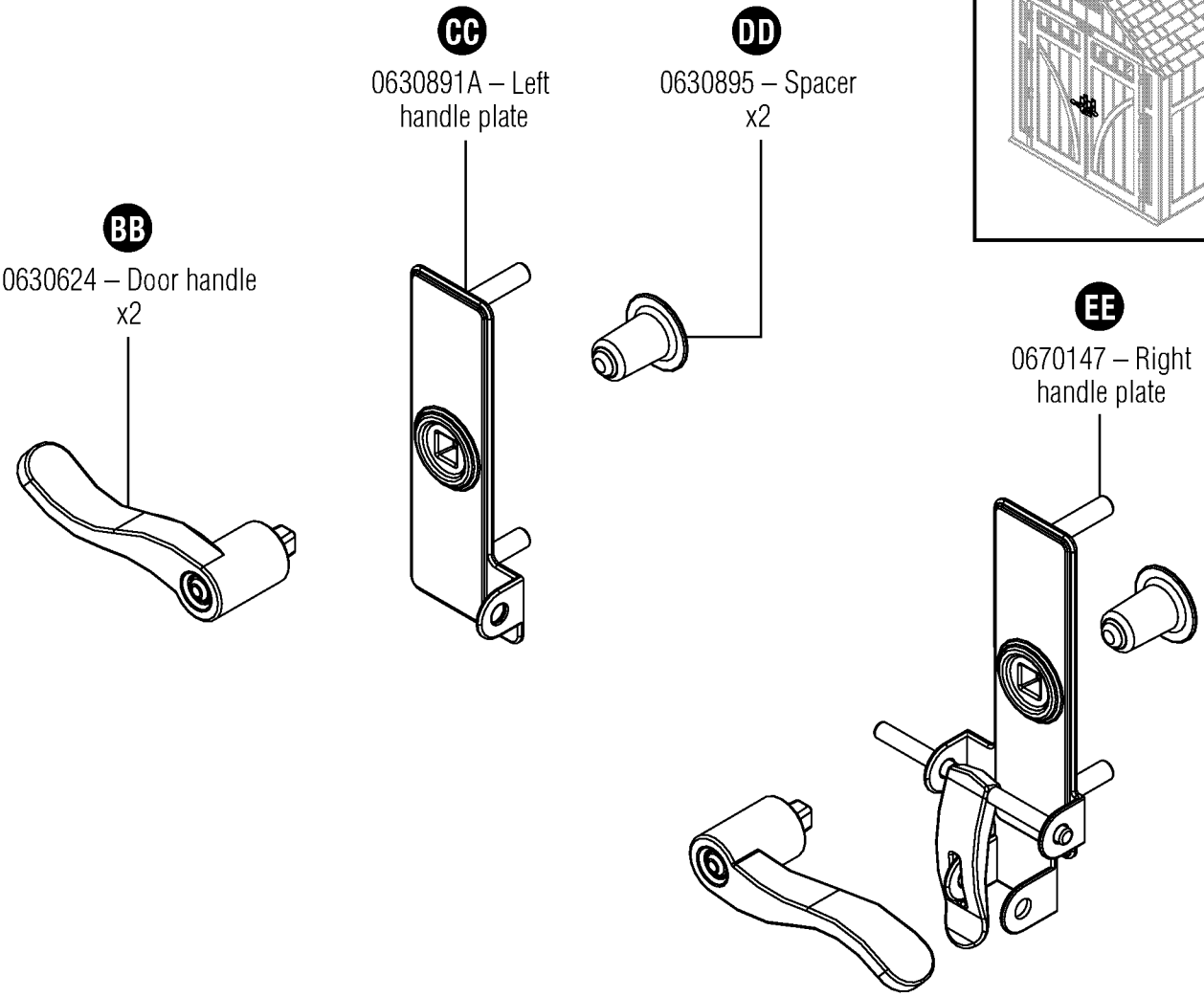


CC
0630891A – Left handle plate

DD
0630895 – Spacer x2

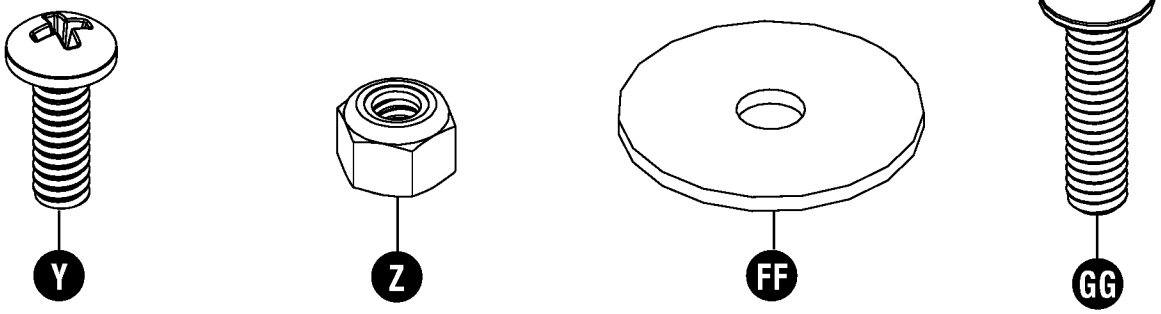
BB
0630624 – Door handle x2

EE
0670147 – Right handle plate



Hardware

0480309 – Hardware bag



Y
.25" x .75" Machine screw x9

Z
.25" Locking nut x9

FF
.25" Washer x5

GG
.25" x 1" Pan head screw x7

Hardware shown at actual size (*Unless otherwise noted.) Extra hardware provided. Not all are used.

Site Preparation and Platform Construction

Materials **NOT** supplied with BMS7720 Shed Kit

Note: *Site preparation is required for this shed. Placing the shed on a constructed foundation is required. Without a constructed foundation, settling will occur, causing distortion and damage to the shed. Suncast is not responsible for replacing parts damaged or property lost due to incorrect assembly.*

Note: *Complete the site preparation and foundation construction before unpacking parts and beginning assembly.*

To prepare your shed site, follow the below steps:

1) Consult your local authorities for building codes and covenants before beginning foundation or erecting shed.

2) Before any digging, check with local utilities to determine location of buried cables, pipes, etc.

3) Decide which type of foundation you want:
   - Concrete slab, 4" thick

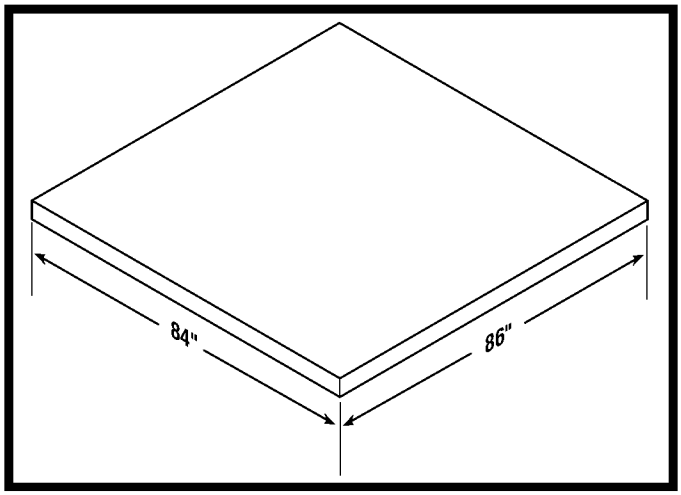
OR

   - Wood platform
     Use exterior grade wood. The wood platform should be set on pier blocks or footing. Consult your local retailer for help to determine the best anchoring method for your particular installation. The provided plans are sized for the minimum number of cuts to lumber and plywood.

4) Prepare the building site:
   - The ground should slope away from the foundation area to provide drainage.
   - The foundation surface must be flat and level.
   - A vapor barrier should be provided to prevent excessive condensation in the shed.
   - Follow local building codes for a proper vapor barrier.

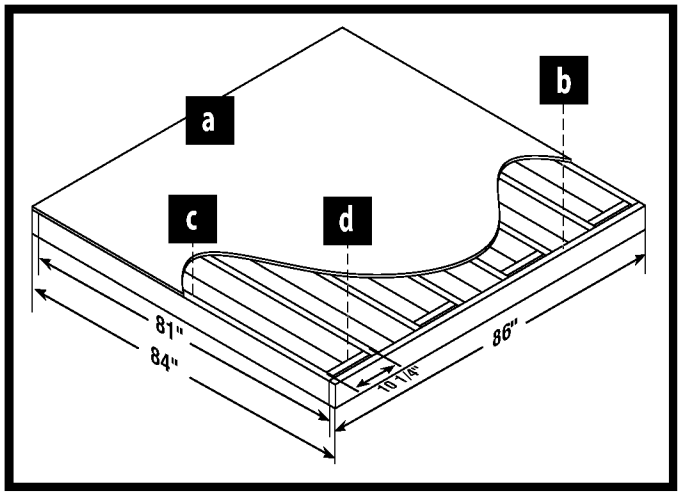
5) Anchoring the shed to the foundation:
   - Consult your local retailer for help to determine the best anchoring method for your particular installation.
   - To secure the shed to a concrete slab, use masonry fasteners available at your local hardware retailer.
   - To secure the shed to a wood platform, use 1/4" x 3" long lag screws with washers.

Anchoring floor panel to concrete slab



- Secure shed to concrete slab using masonry fasteners.
- Dimensions allow for shed to fit within the nearest 1" on each side.

Anchoring floor panel to wood platform

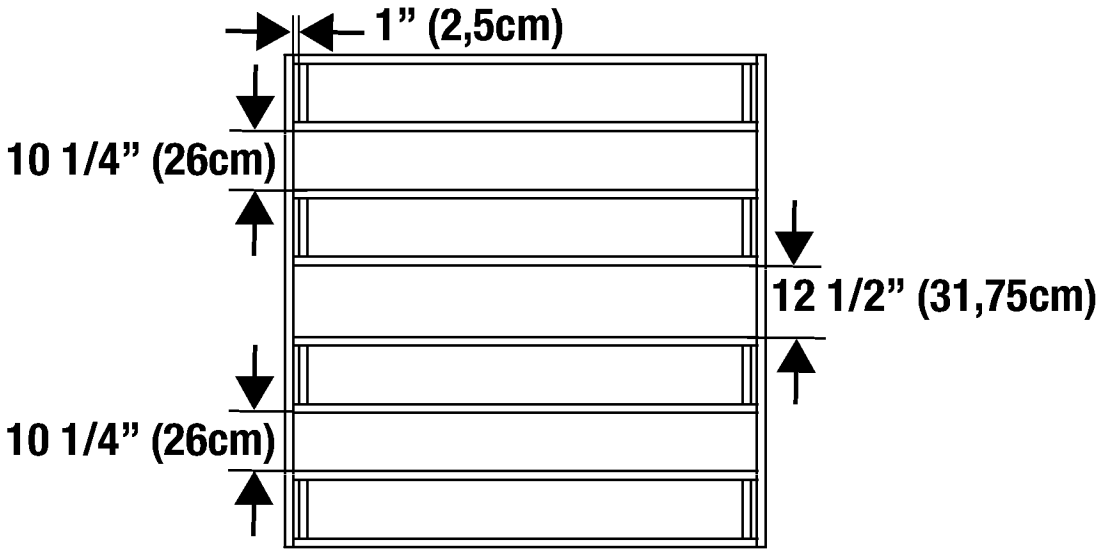


- Secure shed to wood platform using 1/4" x 3" lag screws.

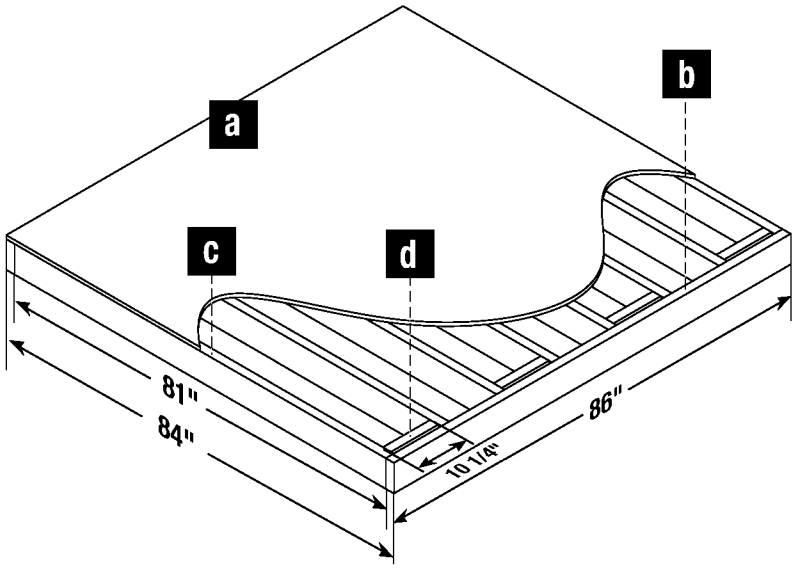
Site Preparation and Platform Construction (continued)

Materials **NOT** supplied with BMS7720 Shed Kit

Wood platform critical spacing



- Check all critical spacing measurements.

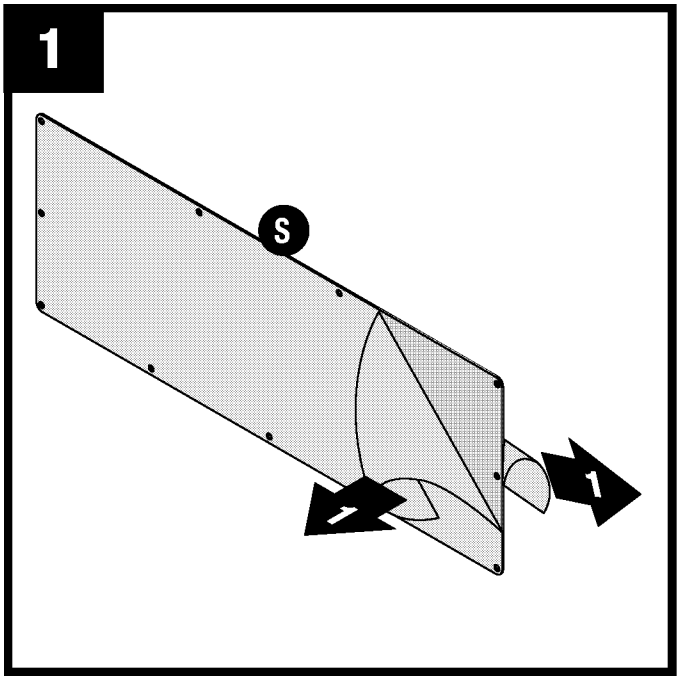


Materials list

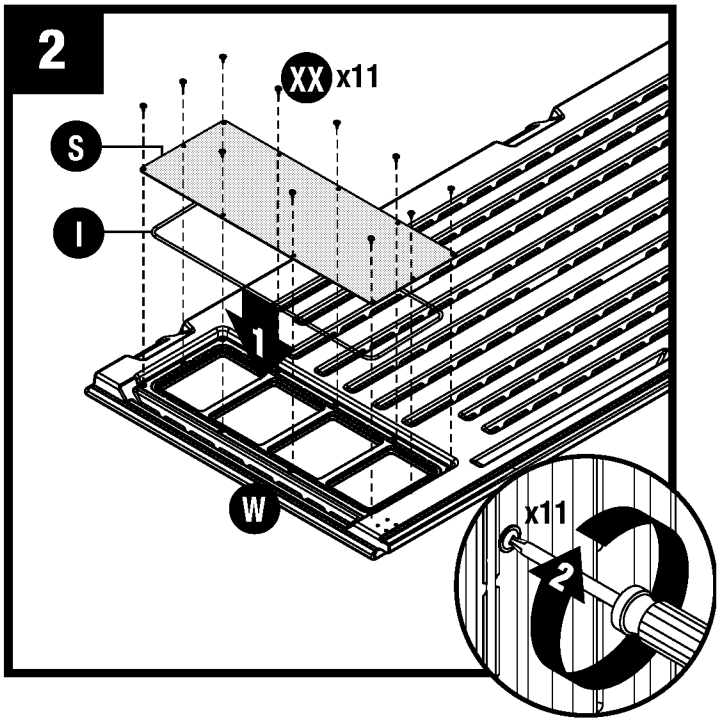
Item	Qty	Size
a	1	84" x 86" x 3/4"
b	2	2" x 6" x 86"
c	8	2" x 6" x 81"
d	8	2" x 6" x 10 1/4"

Door Pre-Assembly

Parts/hardware needed for door pre-assembly are shown on pages 5 and 8.



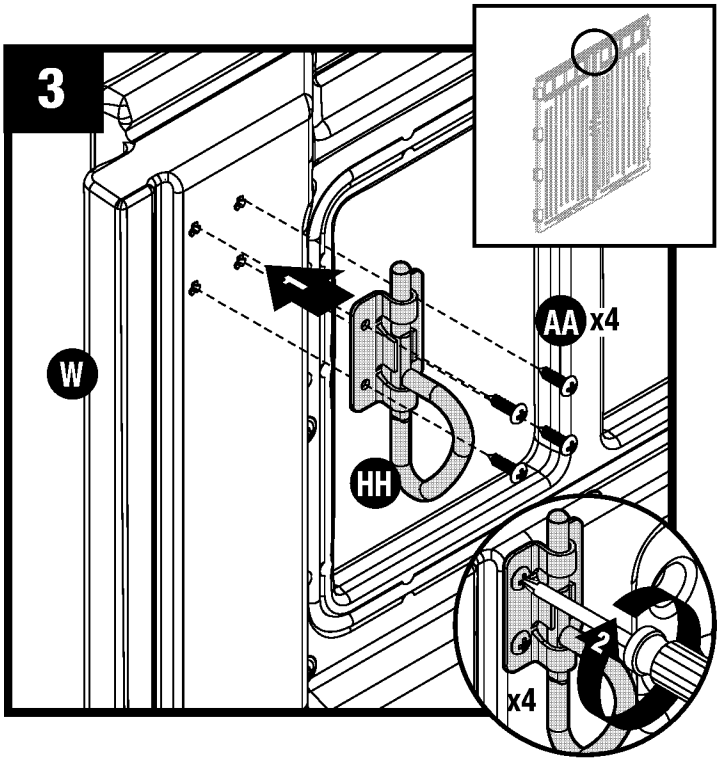
Peel film from both sides of window (S).



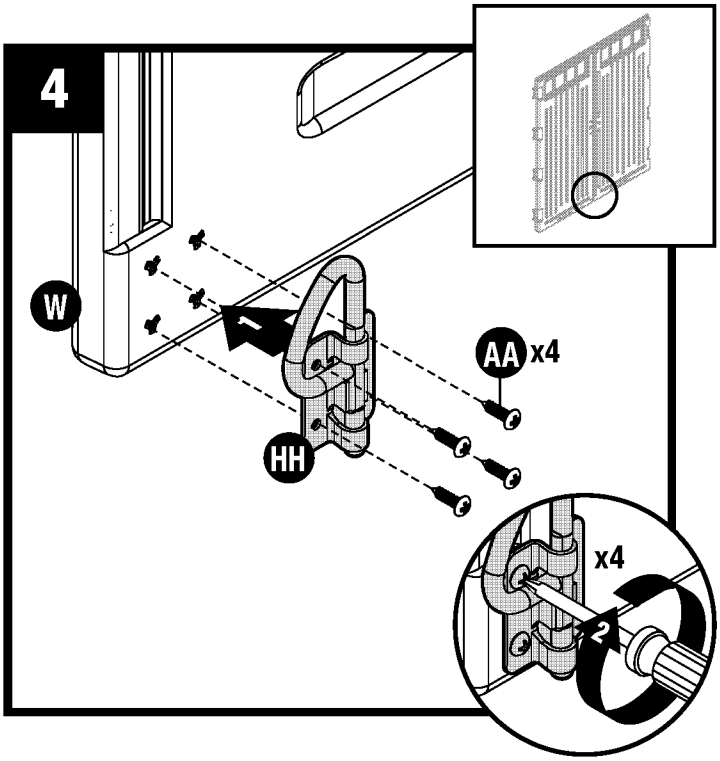
Layer into door channel the door window gasket (I) and door window (S). From the back of door, secure layers with 11 screws (XX) (start with four corner screws and then finish with remaining screws). **DO NOT** over tighten screws. Repeat Steps 1 and 2 for right door (V).

Note: *The cut portion of window gasket (I)* ***MUST*** *be assembled on bottom of door channel.*

Door Pre-Assembly (continued)



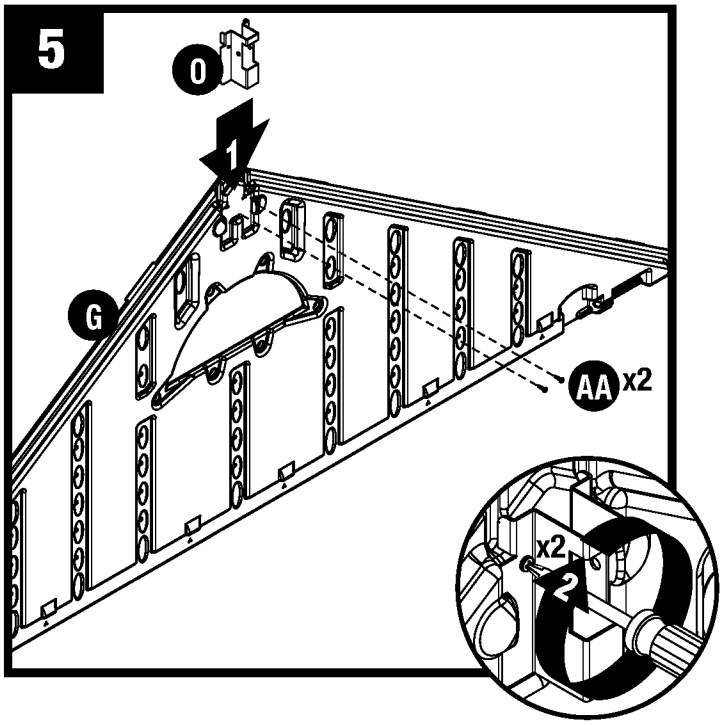
At top interior side of left door (W), attach D-ring slide bolt (HH) with four screws (AA) through provided holes.



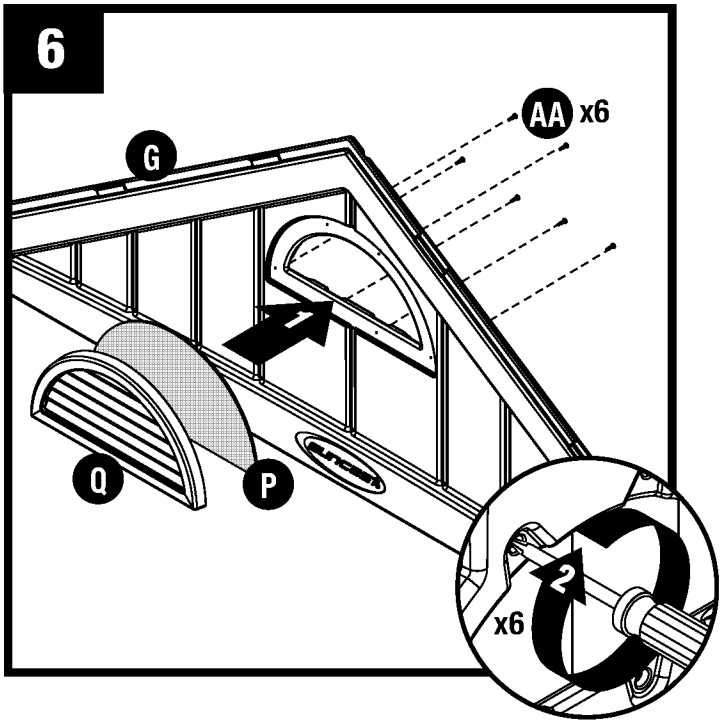
At bottom interior side of left door (W), attach D-ring slide bolt (HH) with four screws (AA) through provided holes.

Front Header Pre-Assembly

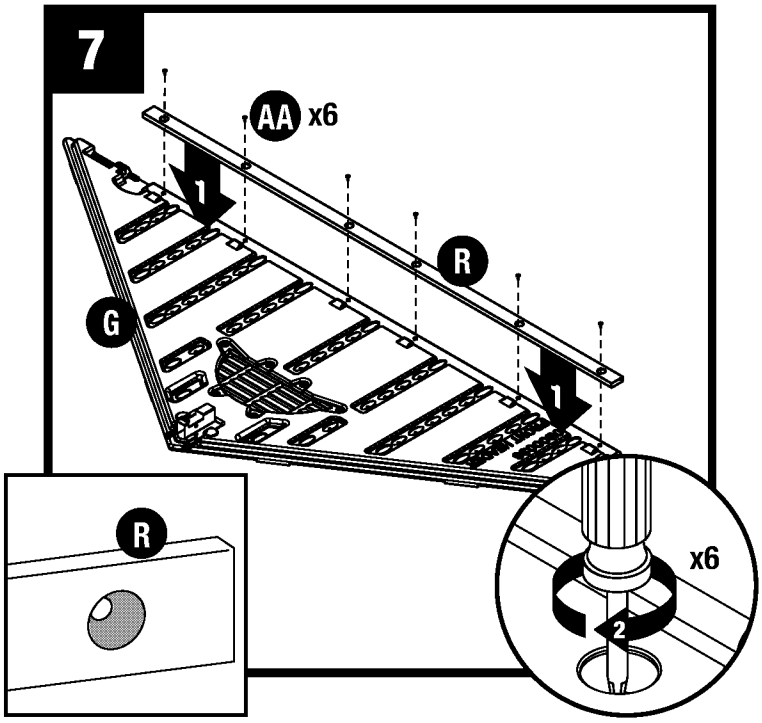
Parts/hardware needed for header pre-assembly are shown on pages 6 and 8.



Slide roof ridge beam bracket (O) under tabs on inside peak of front header (G) and secure with two screws (AA). **DO NOT** over tighten screws.



Place vent screen (P), followed by header vent (Q) into front opening in front header (G). Secure through back of header with six screws (AA). **DO NOT** over tighten screws.

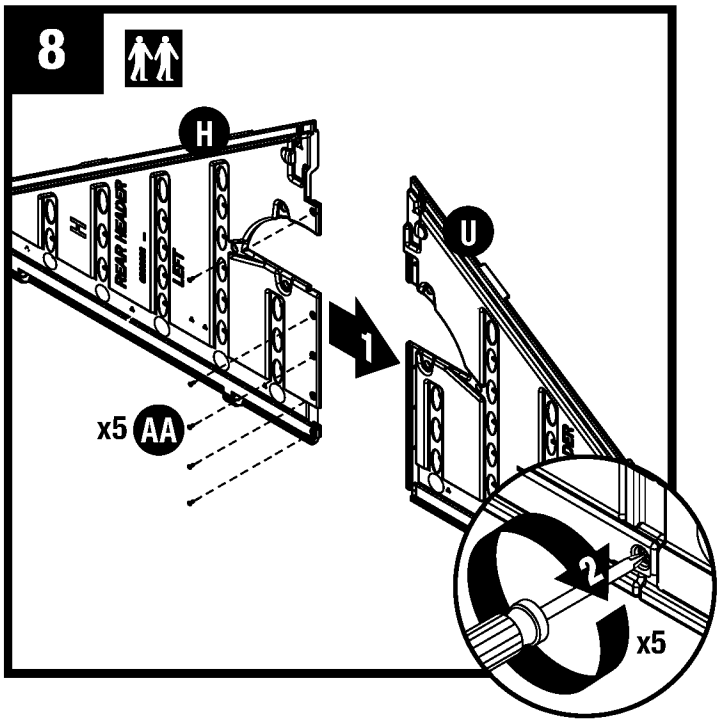


Lay front header (G) on ground with lettering side facing up. Place one header beam (R) into pocket on inside of front header (G). Attach with six screws (AA). **DO NOT** over tighten screws.

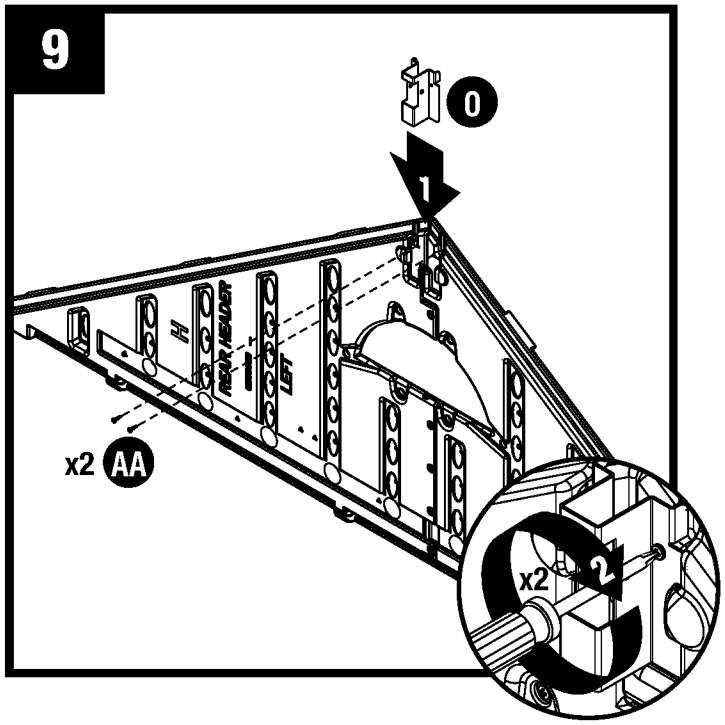
Note: *Header beam (R) has large holes on one side and small holes on other side. The small holes must face header.*

Rear Header Pre-Assembly

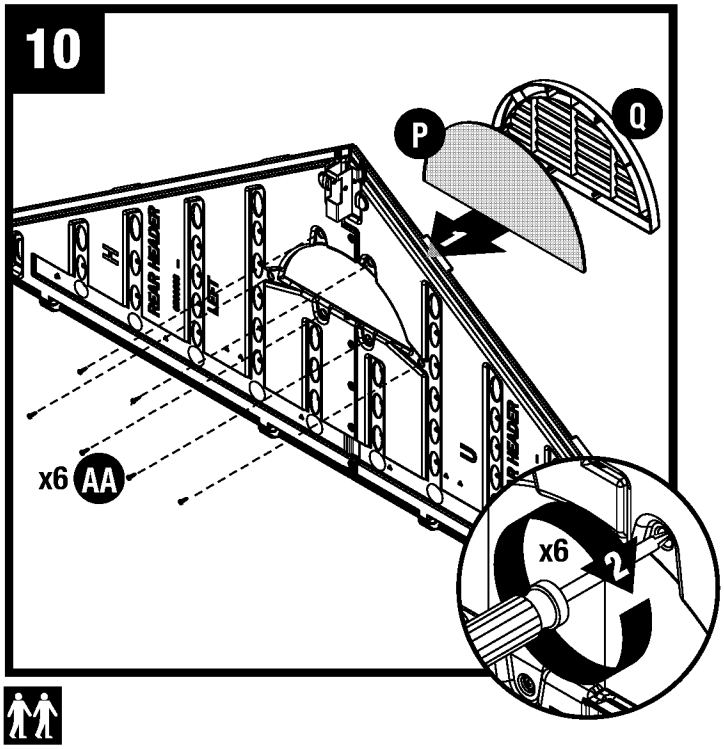
Parts/hardware needed for header pre-assembly are shown on pages 6 and 8.



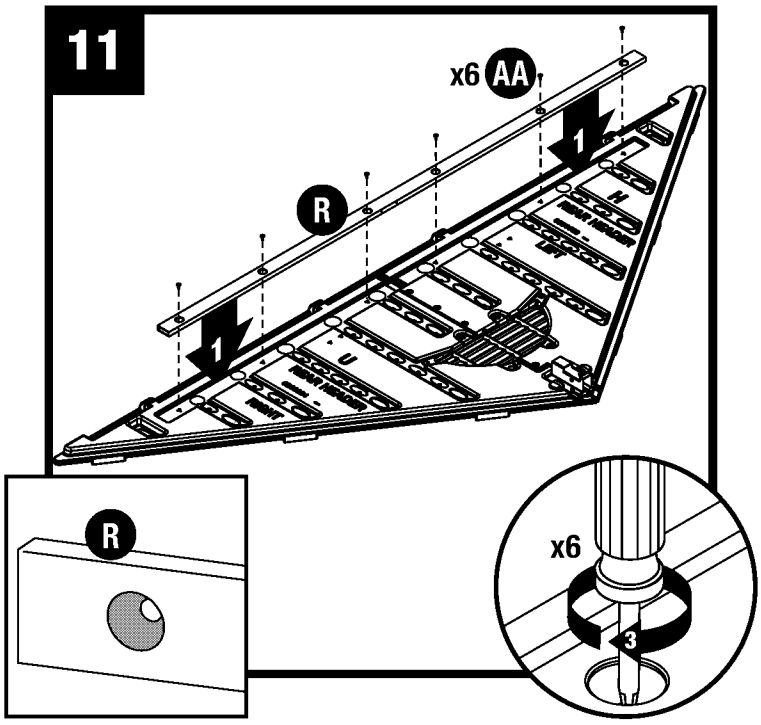
Join left rear header (H) to right rear header (U). Hold halves together and secure with five screws (AA). **DO NOT** over tighten screws.



Slide roof ridge beam bracket (O) under tabs on inside peak of rear header and secure with two screws (AA). **DO NOT** over tighten screws.



Place vent screen (P), followed by header vent (Q) into front opening in rear header. Secure through back of header with six screws (AA). **DO NOT** over tighten screws.

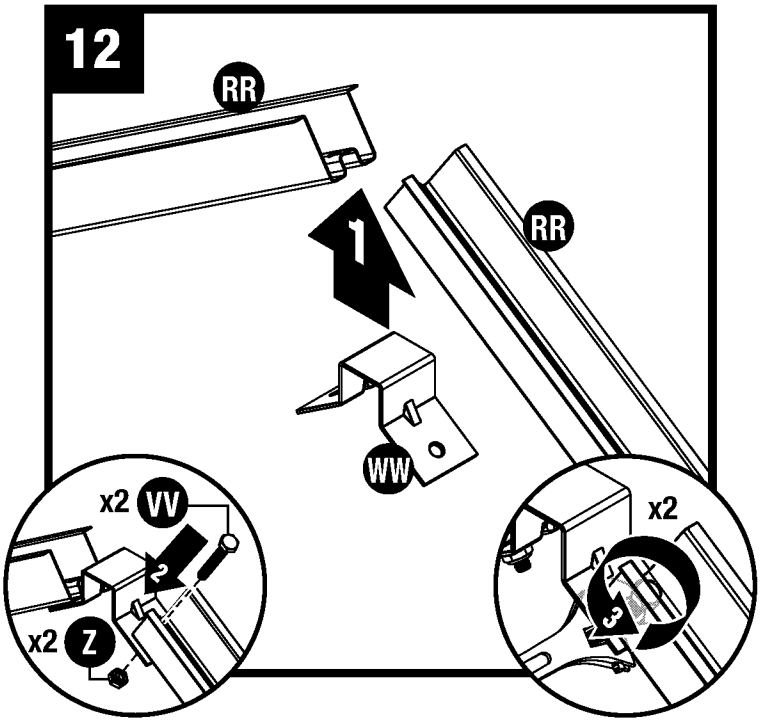


Lay rear header on ground with lettering side facing up. Place one header beam (R) into pocket on inside of rear header. Attach with six screws (AA). **DO NOT** over tighten screws.

Note: *Header beam (R) has large holes on one side and small holes on other side. The small holes must face header.*

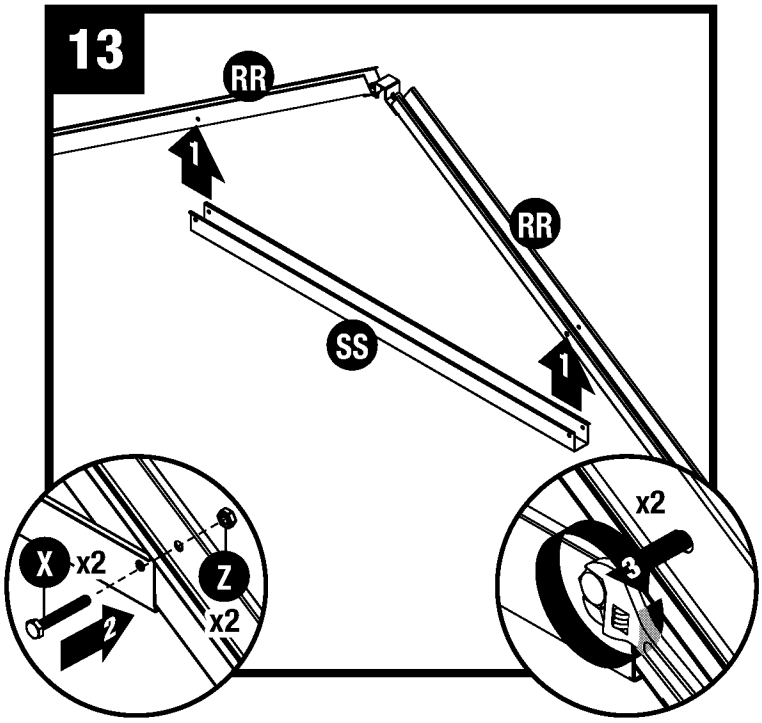
Truss Pre-Assembly

Parts/hardware needed for truss pre-assembly are shown on pages 7-8.

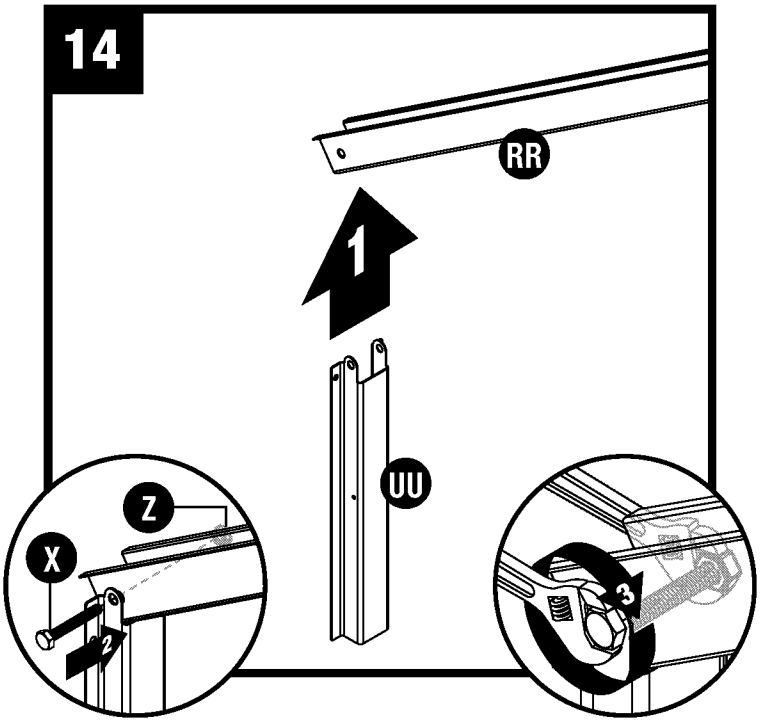


Attach truss bracket (WW) to end of one truss leg (RR) with 1" hex bolt (VV) and nut (Z).

Repeat for second truss leg (RR).



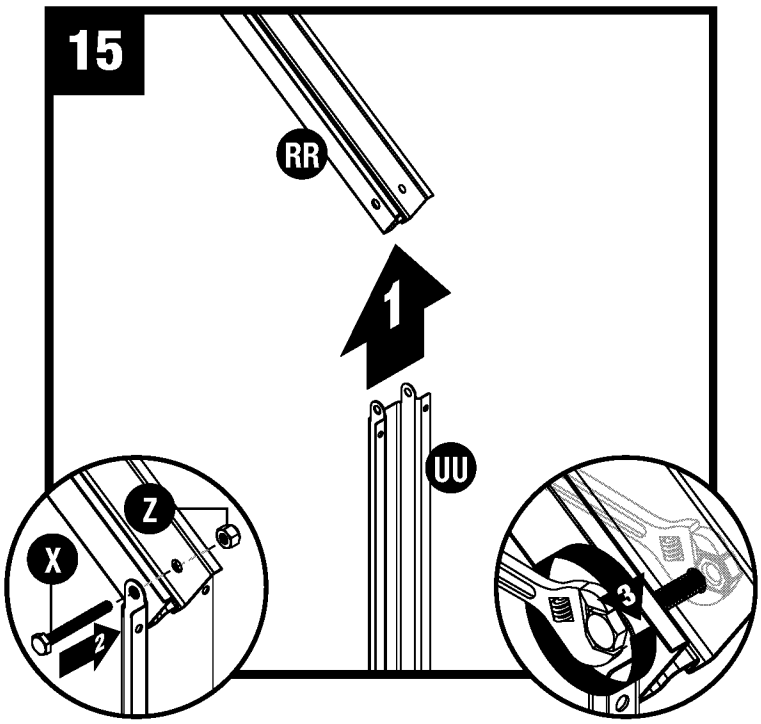
Attach truss cross beam (SS) to two truss legs (RR) using two hex bolts (X) and two nuts (Z). Stand truss and check cross beam is level.



Place truss tie down (UU) at end of left truss leg (RR). Secure truss tie down with one 2" hex bolt (X) and one nut (Z).

***Note: DO NOT** over tighten truss tie down (UU) onto end of truss leg (RR). Roof panels will assemble to truss legs (RR) in later step. After shed assembly is completed, check that all hardware is securely fastened.*

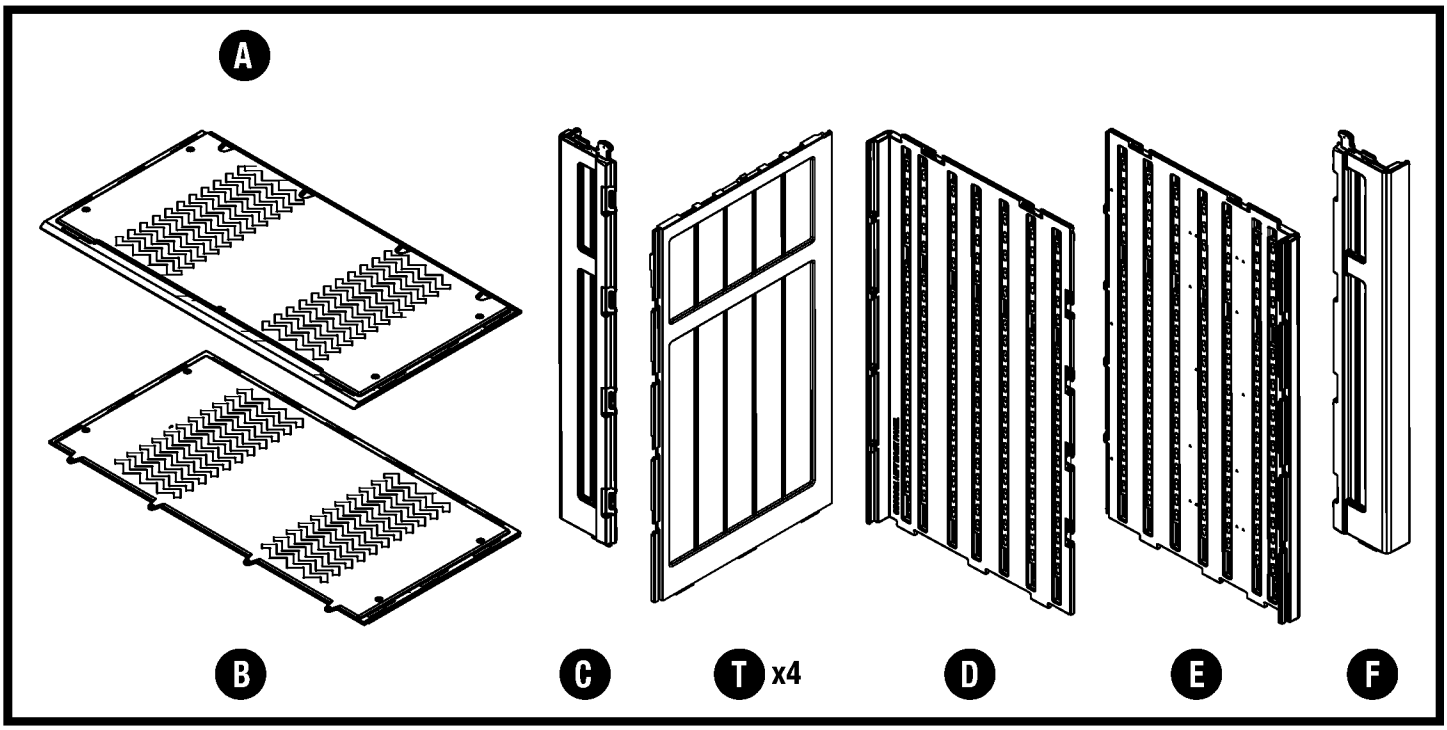
Truss Pre-Assembly (continued)



Place truss tie down (UU) at end of right truss leg (RR). Secure truss tie down with one 2" hex bolt (X) and one nut (Z).

***Note: DO NOT** over tighten truss tie down (UU) onto end of truss leg (RR). Roof panels will assemble to truss legs (RR) in later step. After shed assembly is completed, check that all hardware is securely fastened.*

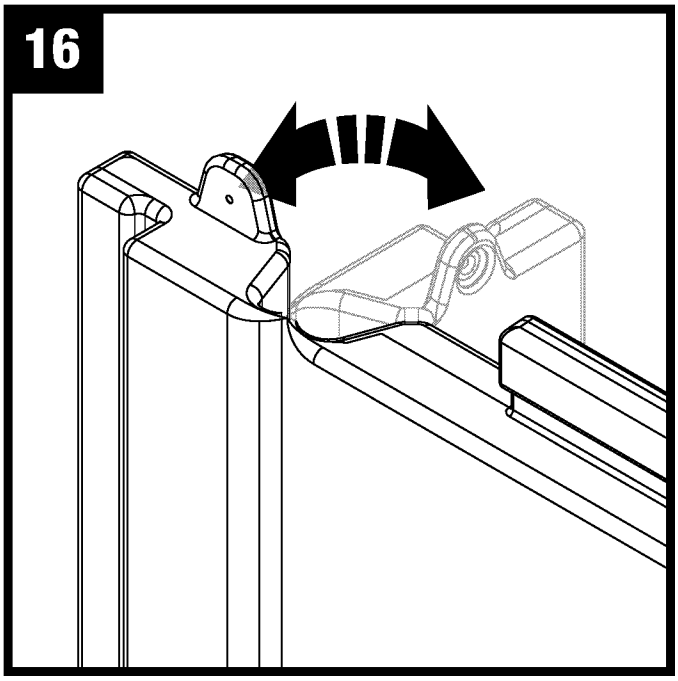
Shed Assembly/Walls



Note: *At least two people are needed during assembly.*

Note: *Need to use a rubber mallet.*

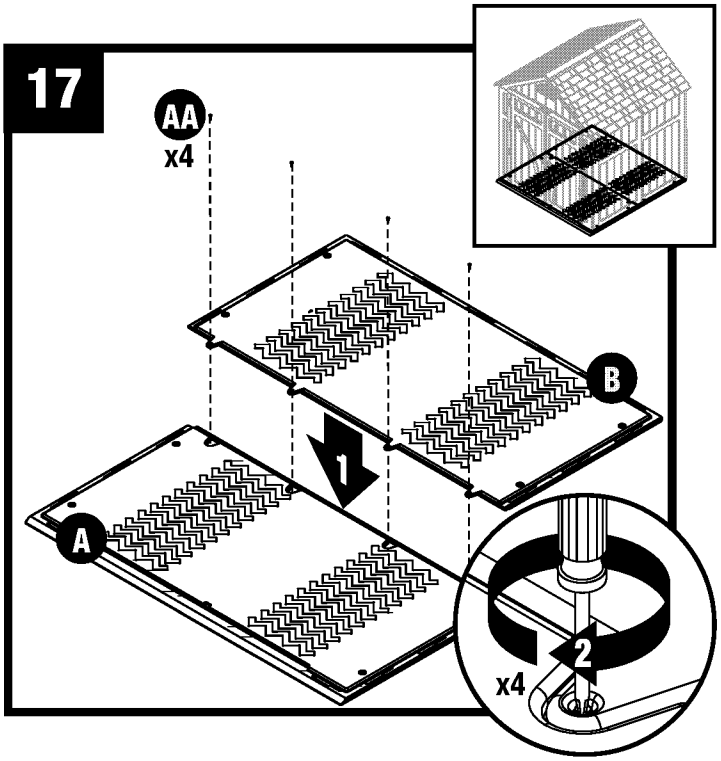
16



Critical: When installing corners, flex corner hinges back and forth several times. This will help provide a square corner and ensure proper fit of remaining panels.

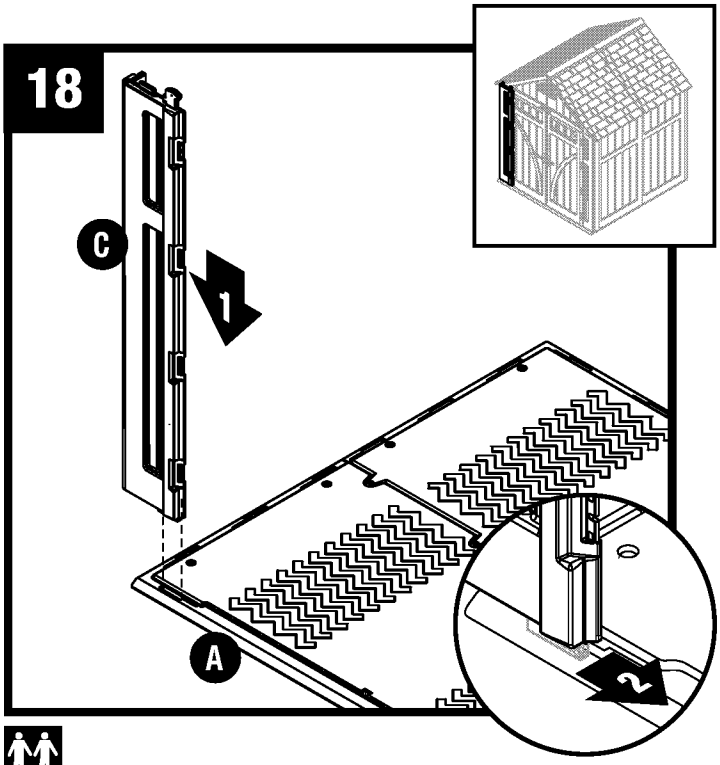
Important: DO NOT flex in reverse position, as this can crack the panel.

Shed Assembly/Walls (continued)



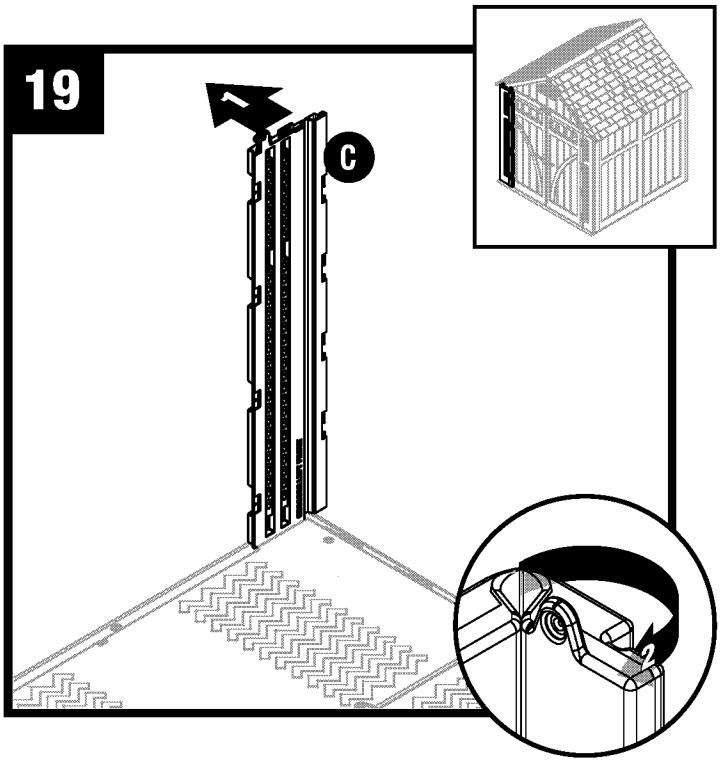
Push floor front (A) and floor rear (B) panels together and secure with four screws (AA).

Note: *Refer to pages 10 and 11 to secure floors to foundation.*

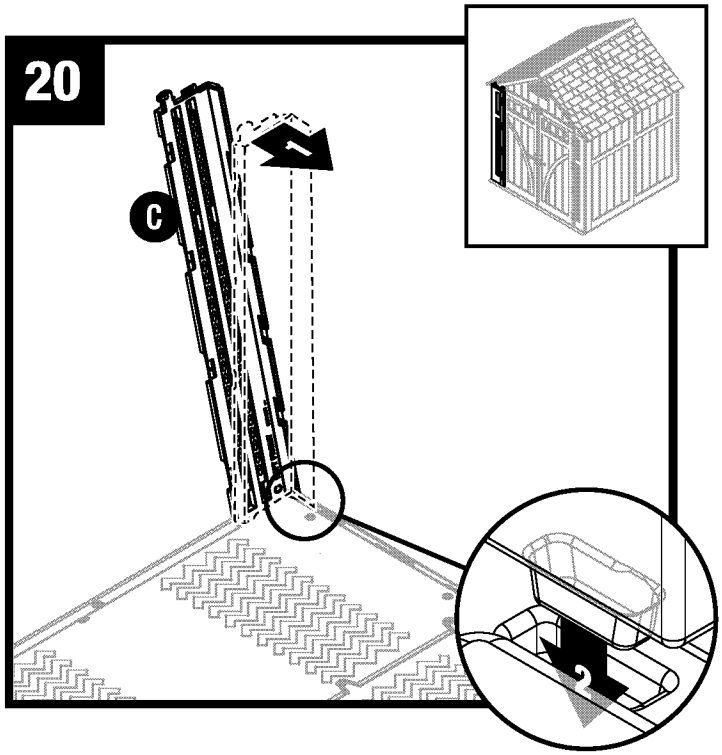


Align tab on bottom of left front panel (C) with slot on floor front (A). Lower panel into slot and lock in place by sliding panel toward door opening.

Note: *Use a rubber mallet to "push" left front panel (C) into locked position.*



Tip left front panel (C) outward slightly and bend corner hinge.

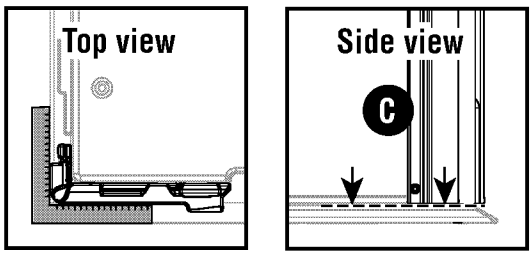


Tip left front panel (C) back to vertical position and align lower tabs on right side with slots in floor.

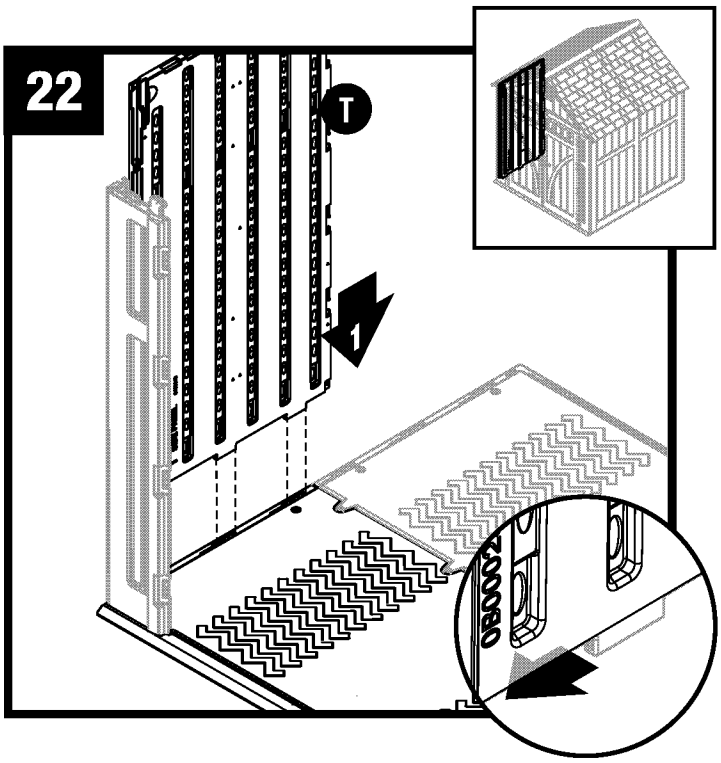
21

Before proceeding, make sure corner is square (top view) where it meets the floor and that panel is flush (side view) with floor.

If not, repeat Steps 18–20 until square and flush.



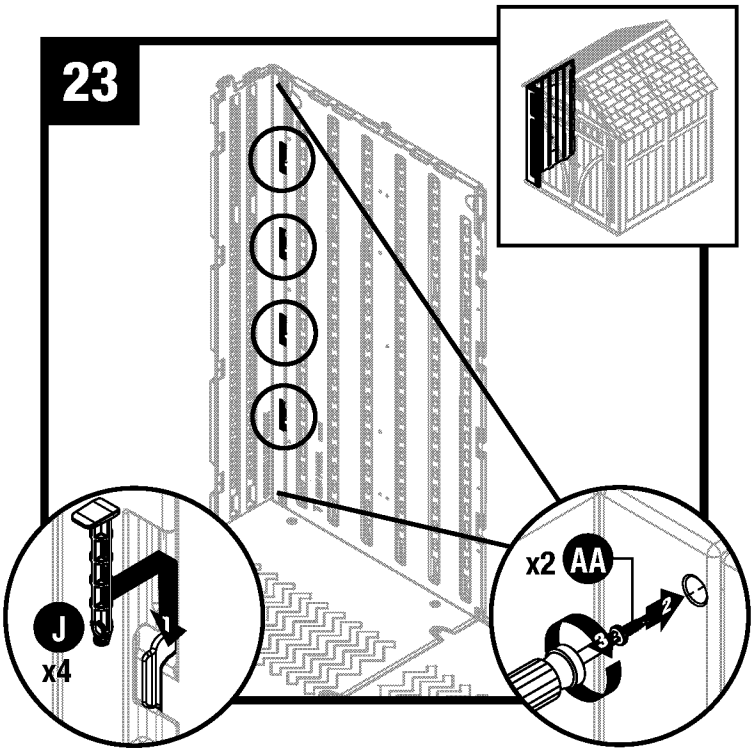
22



Align tabs on bottom of side panel (T) with slots along floor front. Lower panel into slots and lock in place by sliding panel toward front.

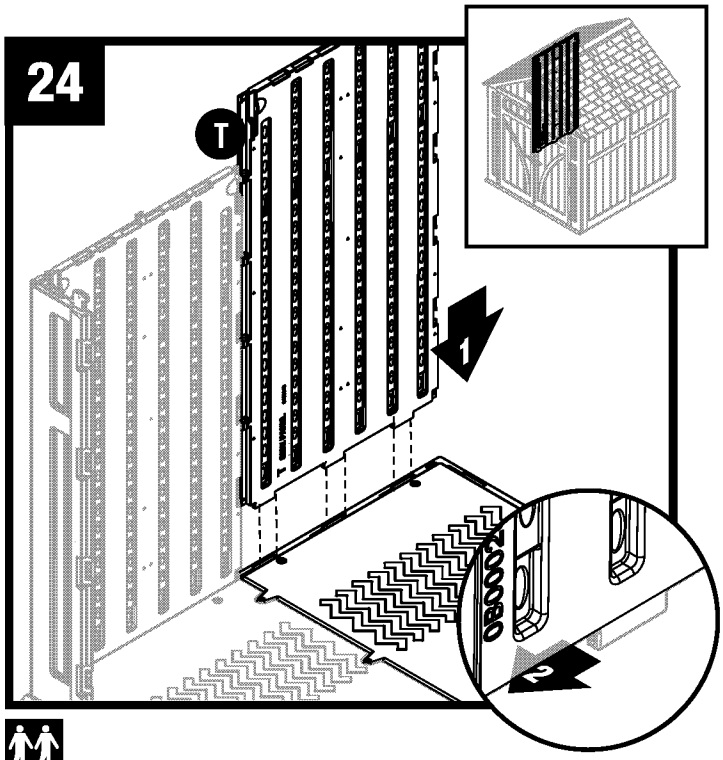
Note: *Use a rubber mallet to "push" side panel (T) into locked position.*

23



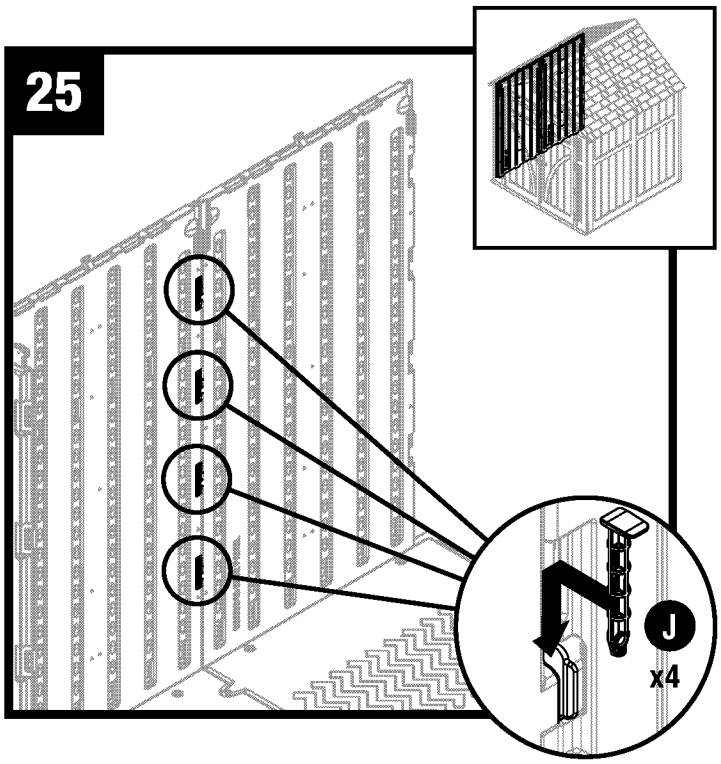
Secure with four panel connector pins (J). From the outside, push the edge of side panel to help align pins. Install one screw (AA) at top and bottom of overlap. **DO NOT** over tighten screws.

Shed Assembly/Walls (continued)

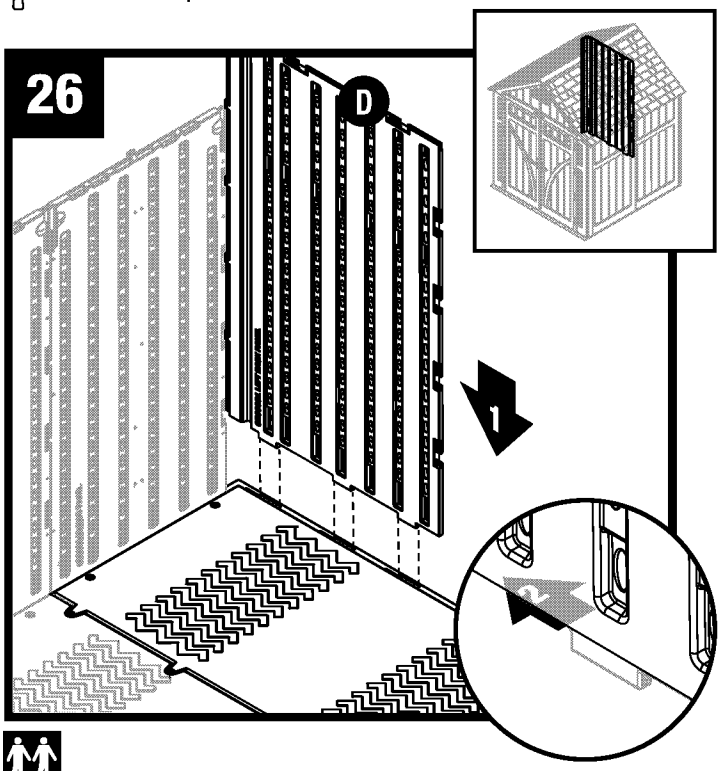


Align tabs on bottom of side panel (T) with slots along floor rear (B). Lower panel into slots and lock in place by sliding panel toward front.

Note: *Use a rubber mallet to "push" side panel (T) into locked position.*

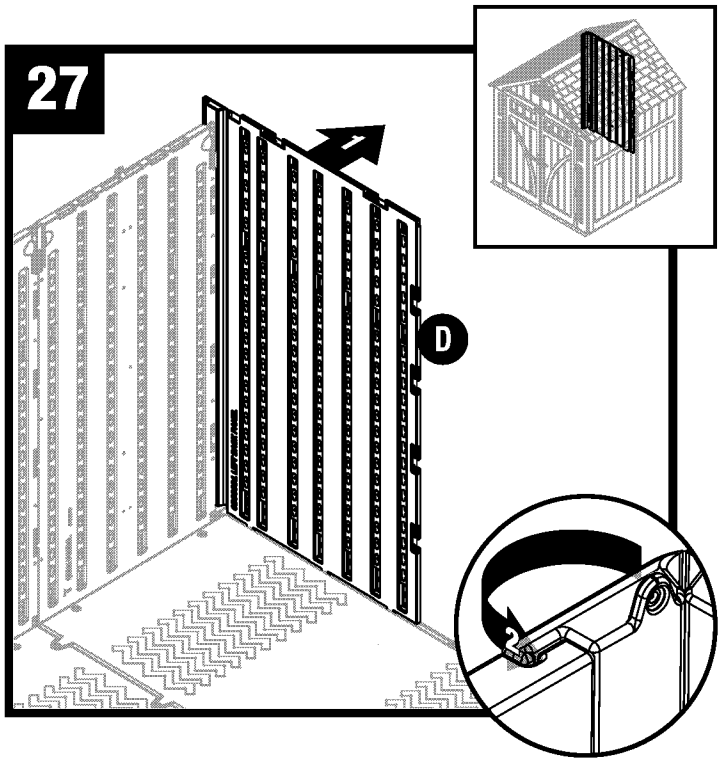


Secure with four panel connector pins (J). From the outside, push the edge of side panel to help align pins.

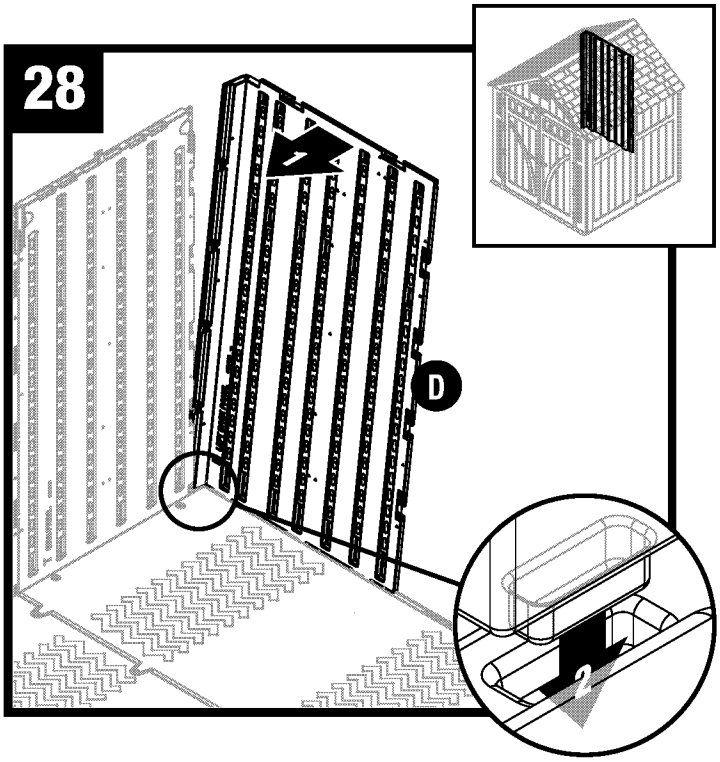


Align tab on bottom of left back panel (D) with slot on floor rear. Lower panel into slot and lock in place by sliding panel toward corner.

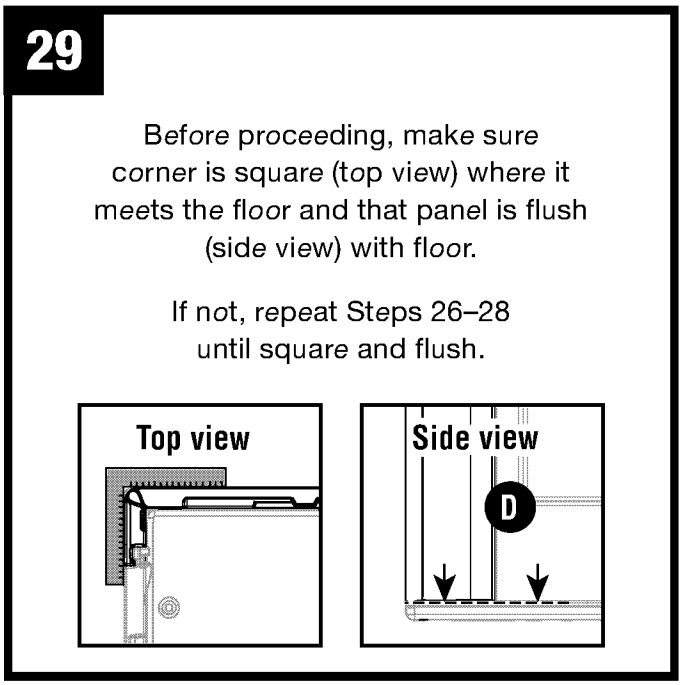
Note: *Use a rubber mallet to "push" left back panel (D) into locked position.*

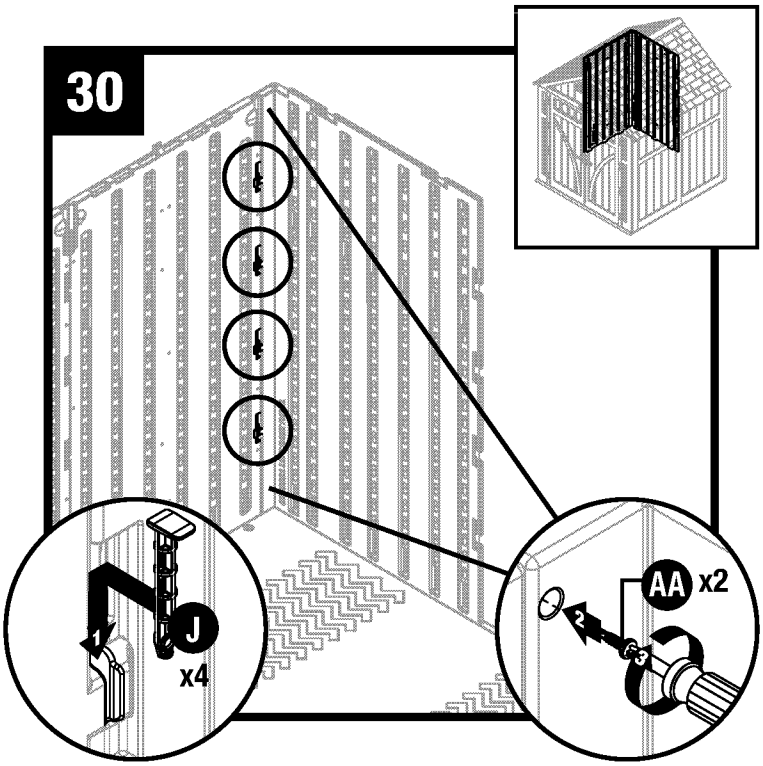


Tip left back panel (D) outward slightly and bend corner hinge.



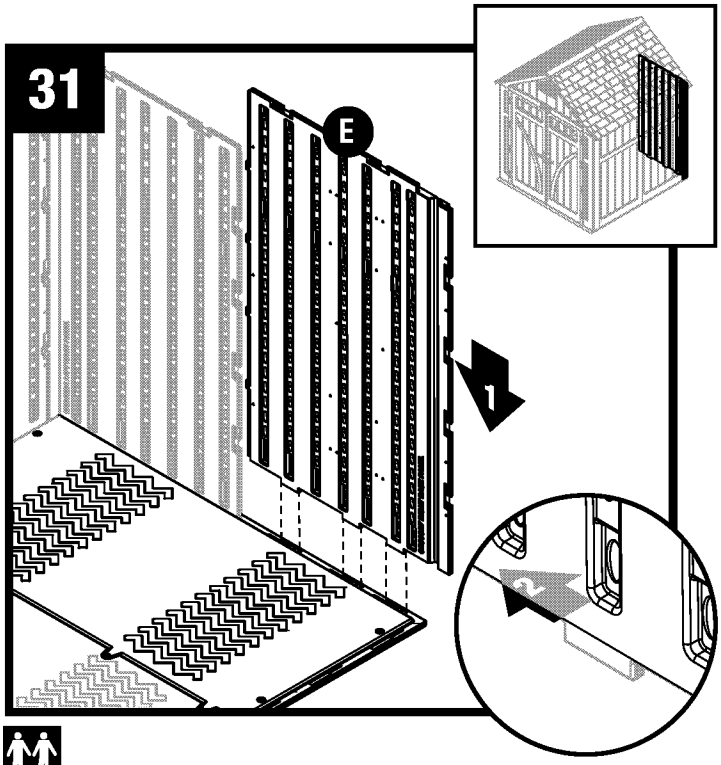
Tip left back panel (D) back to vertical position and align lower tabs on right side with slots in floor.





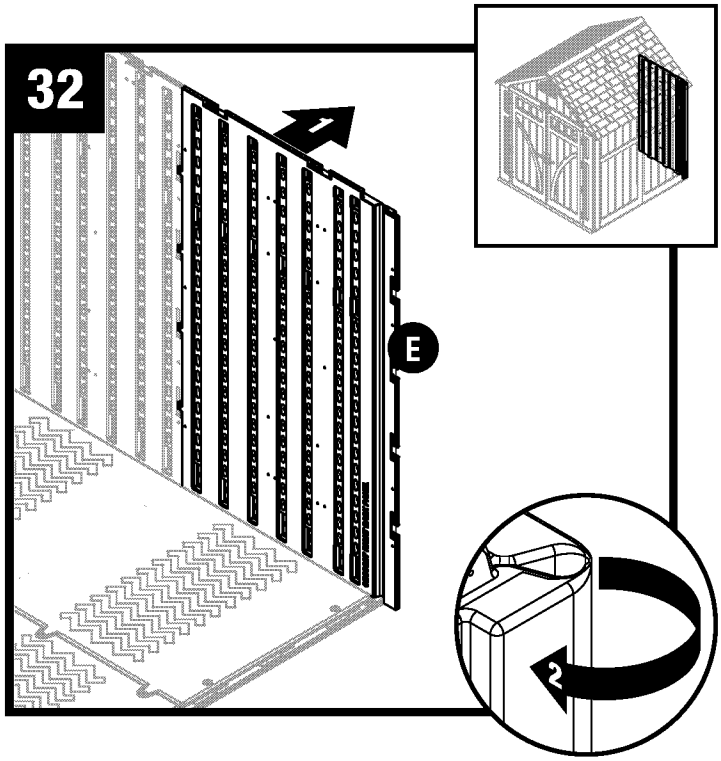
Secure with four panel connector pins (J). From the outside, push the edge of left back panel to help align pins. Install one screw (AA) at top and bottom of overlap. **DO NOT** over tighten screws.

Shed Assembly/Walls (continued)

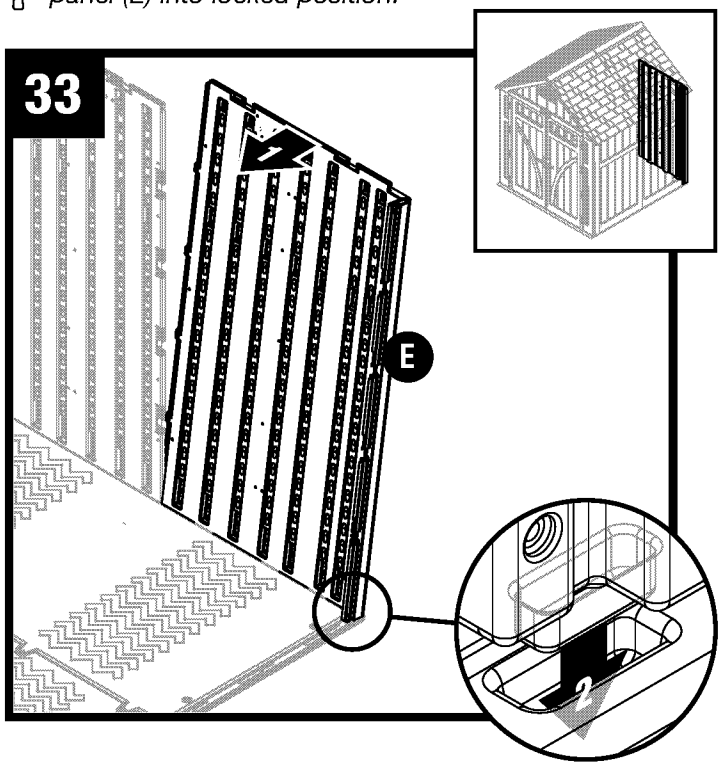


Align tab on bottom of right back panel (E) with slot on floor rear. Lower panel into slot and lock in place by sliding panel toward corner.

Note: *Use a rubber mallet to "push" right back panel (E) into locked position.*



Tip right back panel (E) outward slightly and bend corner hinge.

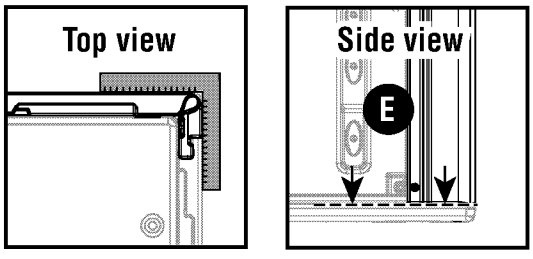


Tip right back panel (E) back to vertical position and align lower tabs on right side with slots in floor.

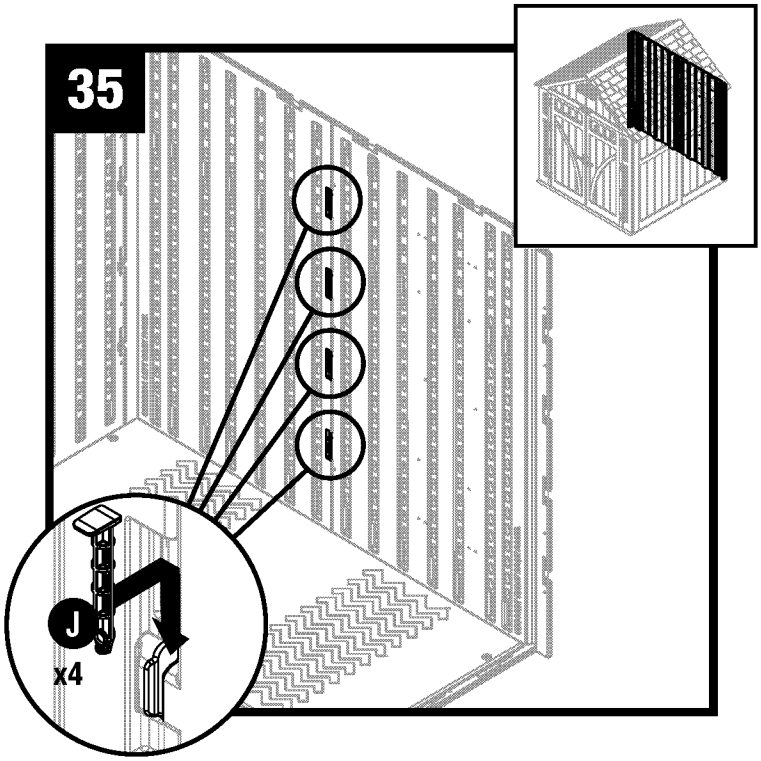
34

Before proceeding, make sure corner is square (top view) where it meets the floor and that panel is flush (side view) with floor.

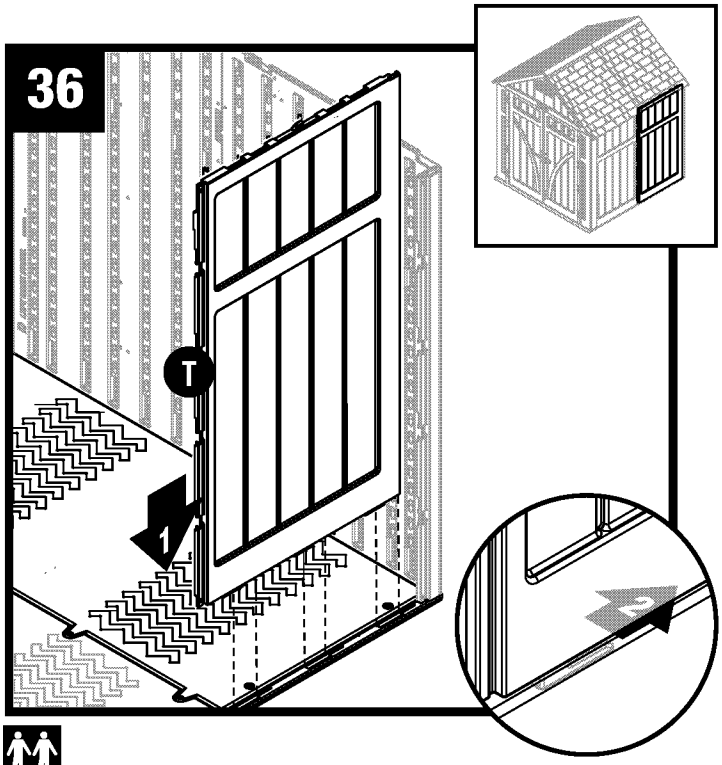
If not, repeat Steps 31–33 until square and flush.



Shed Assembly/Walls (continued)

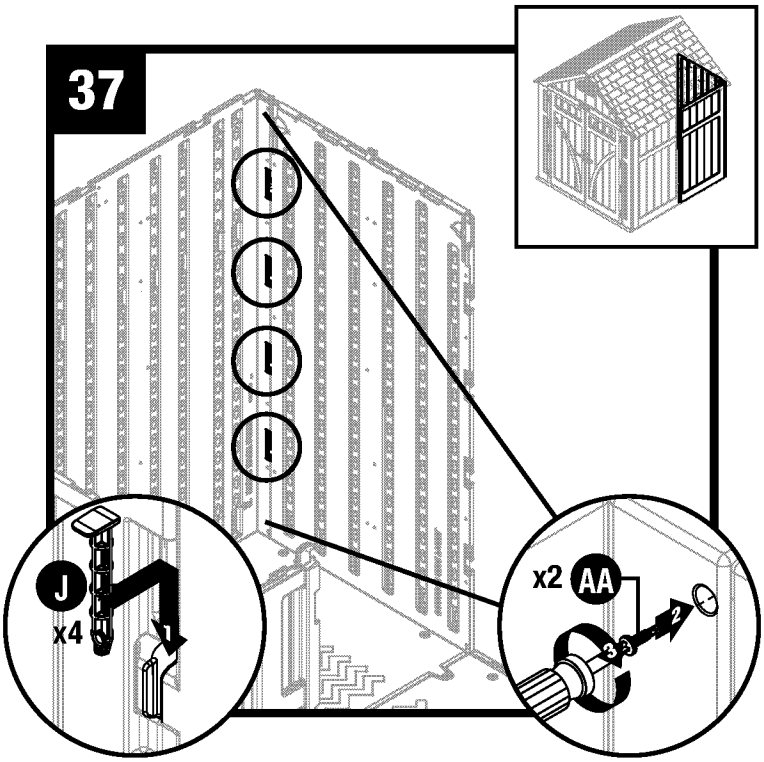


Secure with four panel connector pins (J). From the outside, push the edge of side panel to help align pins.



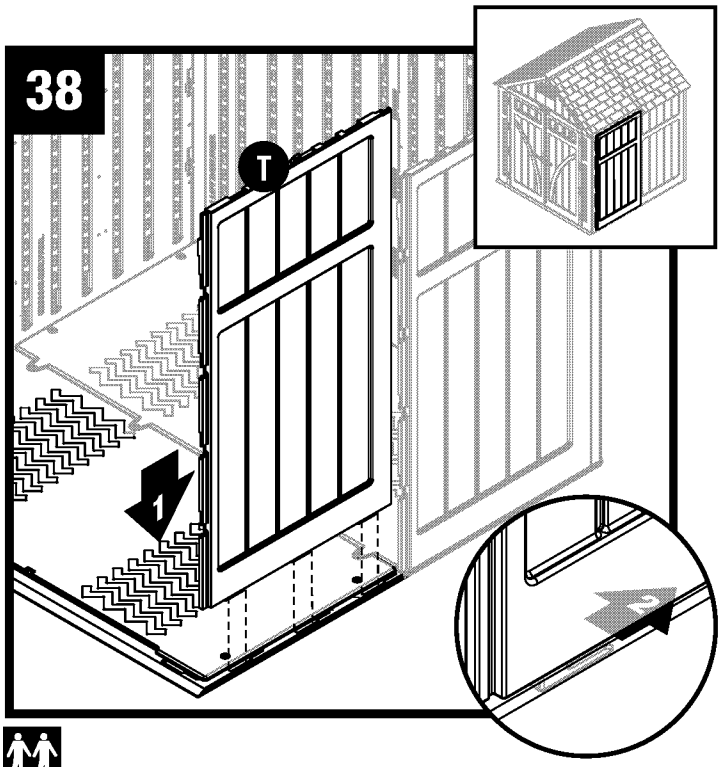
Align tabs on bottom of side panel (T) with slots along floor rear. Lower panel into slots and lock in place by sliding panel toward rear.

Note: *Use a rubber mallet to "push" side panel (T) into locked position.*



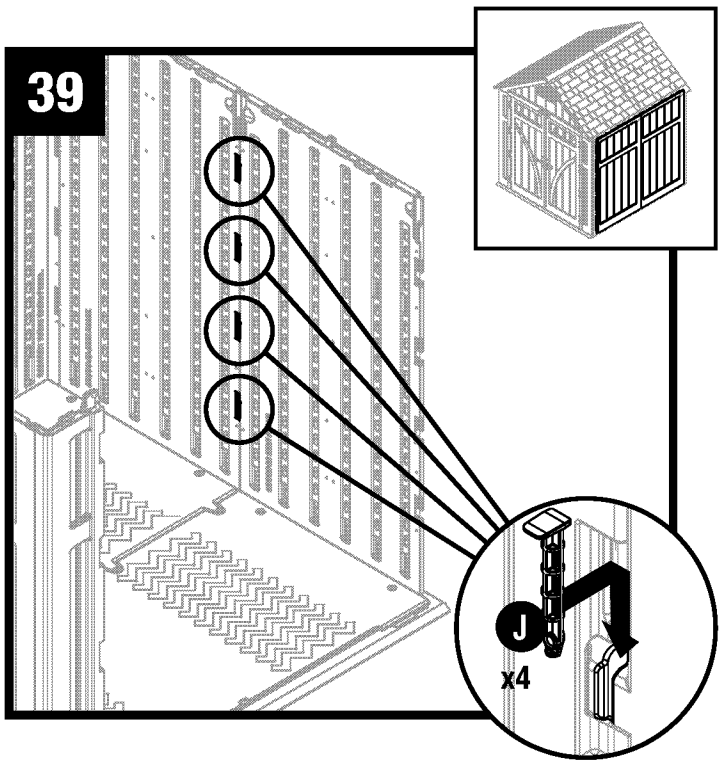
Secure with four panel connector pins (J). From the outside, push the edge of right back panel to help align pins. Install one screw (AA) at top and bottom of overlap. **DO NOT** over tighten screws.

Shed Assembly/Walls (continued)

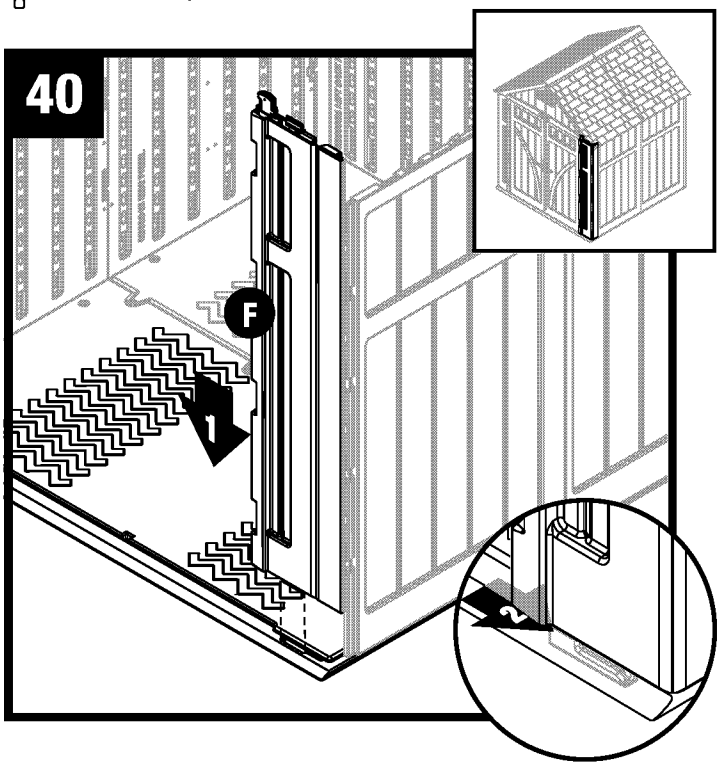


Align tabs on bottom of side panel (T) with slots along floor front. Lower panel into slots and lock in place by sliding panel toward rear.

Note: *Use a rubber mallet to "push" side panel (T) into locked position.*



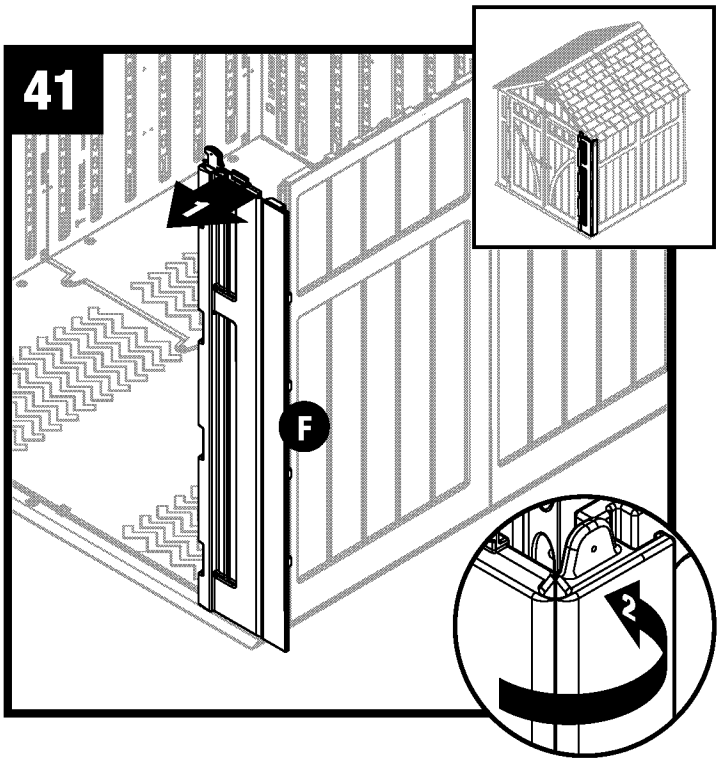
Secure with four panel connector pins (J). From the outside, push the edge of side panel to help align pins.



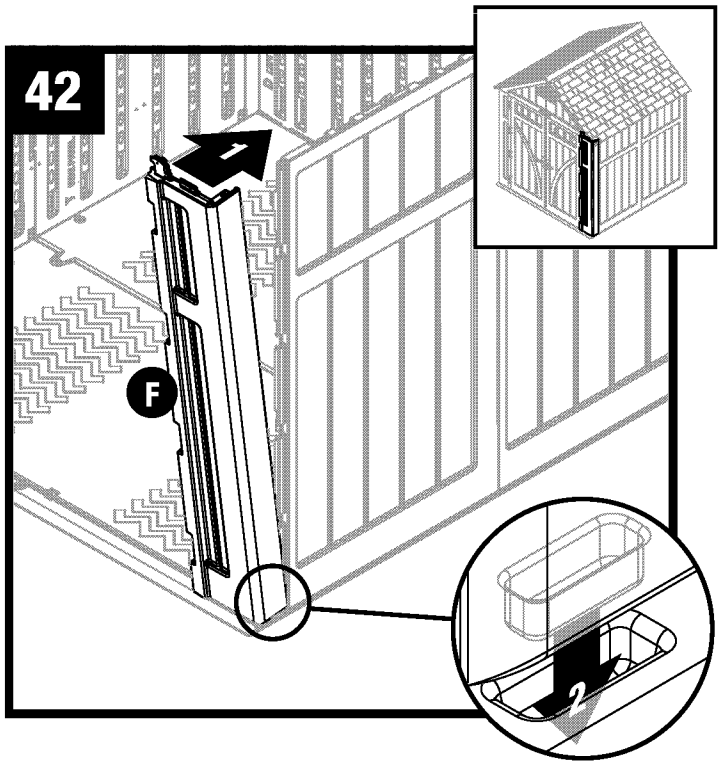
Align tabs on bottom of right front panel (F) with slots along floor front. Lower panel into slots and lock in place by sliding panel toward door opening.

Note: *Use a rubber mallet to "push" right front panel (F) into locked position.*

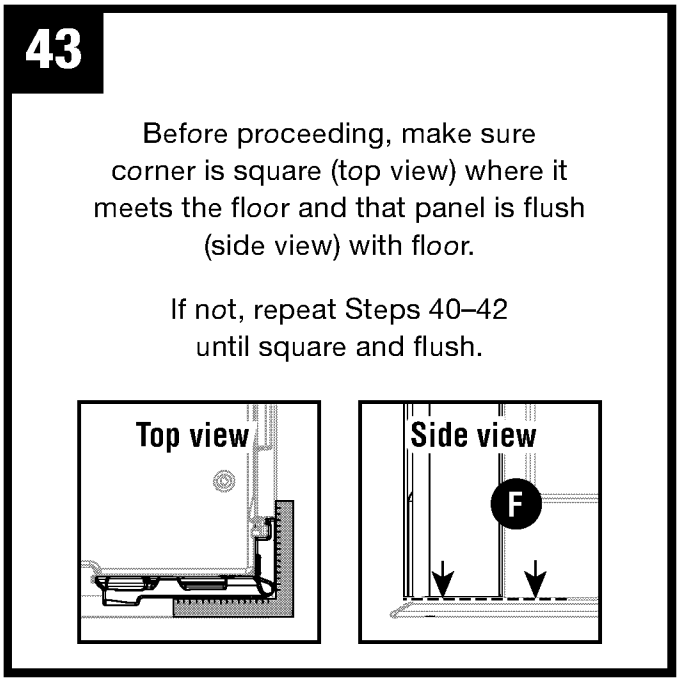
Shed Assembly/Walls (continued)

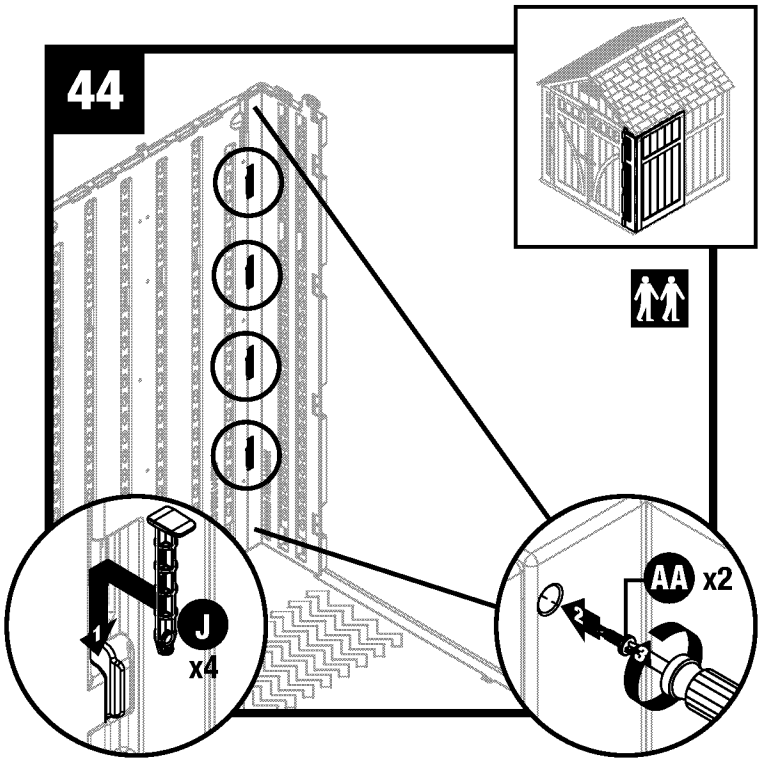


Tip right front panel (F) outward slightly and bend corner hinge.



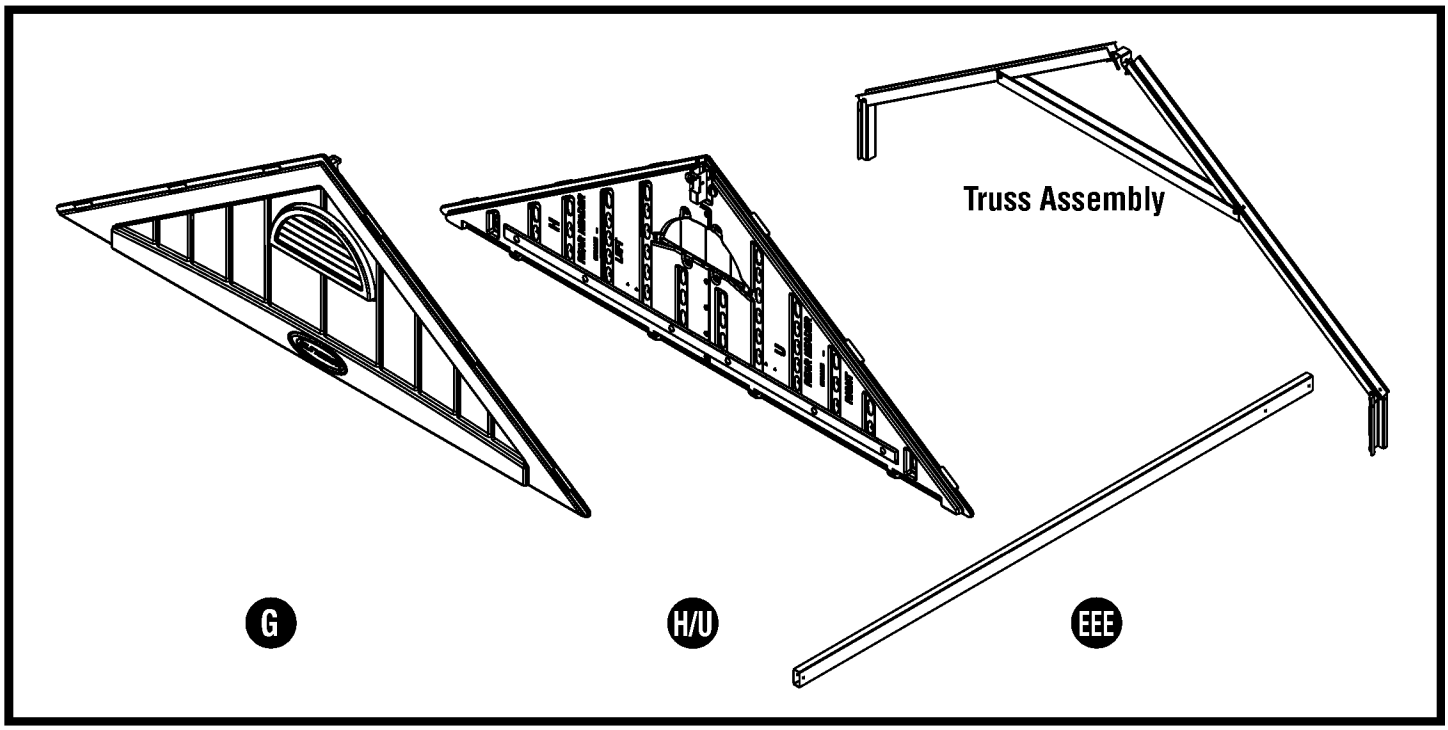
Tip right front panel (F) back to vertical position and align lower tabs on right side with slots in floor.



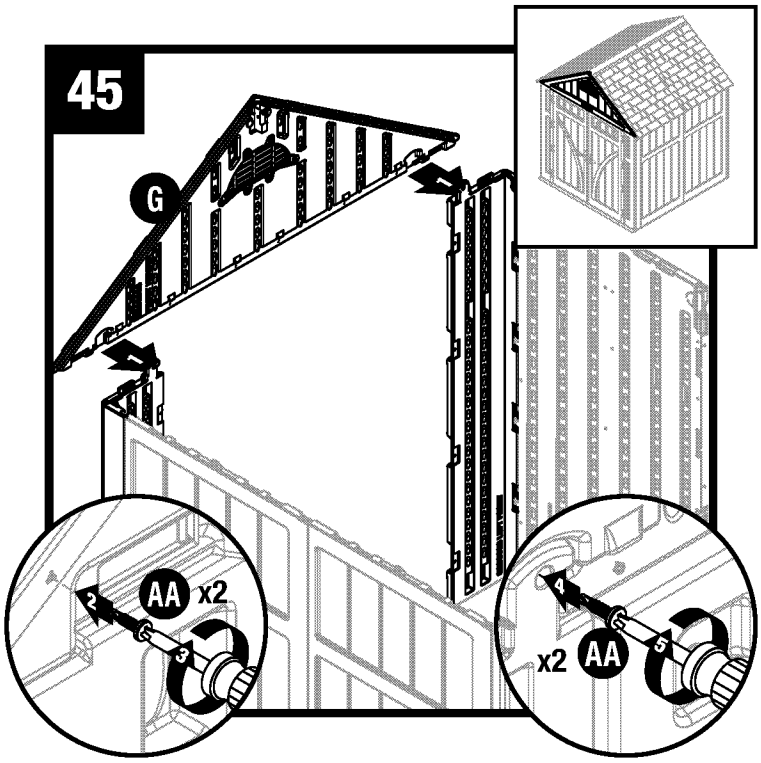


Secure corner with four panel connector pins (J). From the outside, push the edge of side panel to help align pins. Install one screw (AA) at top and bottom of overlap. **DO NOT** over tighten screws.

Shed Assembly/Headers and Truss



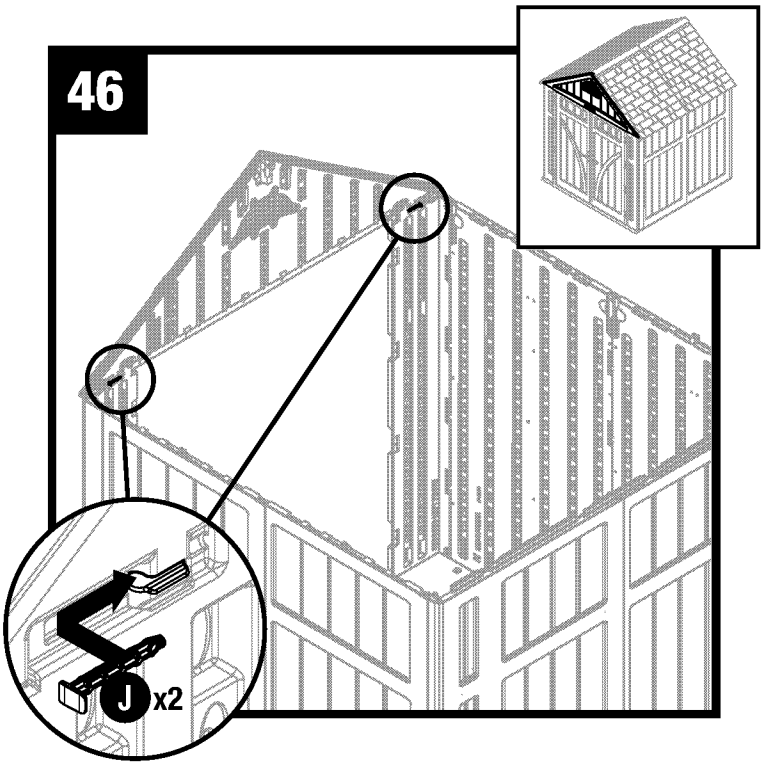
Note: *At least two people are needed during assembly.*



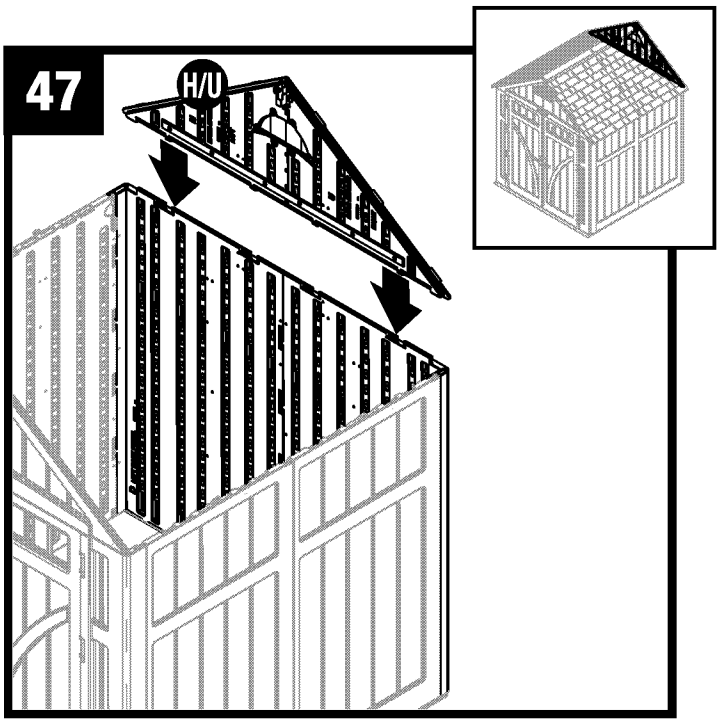
Place front header (G) over door opening and fit two protruding support legs on the left and right front panels into pockets molded in header panel. Secure support legs in the pockets using two screws (AA) in each leg.

Note: DO NOT *leave header unsupported until beam assembly is complete (step 51).*

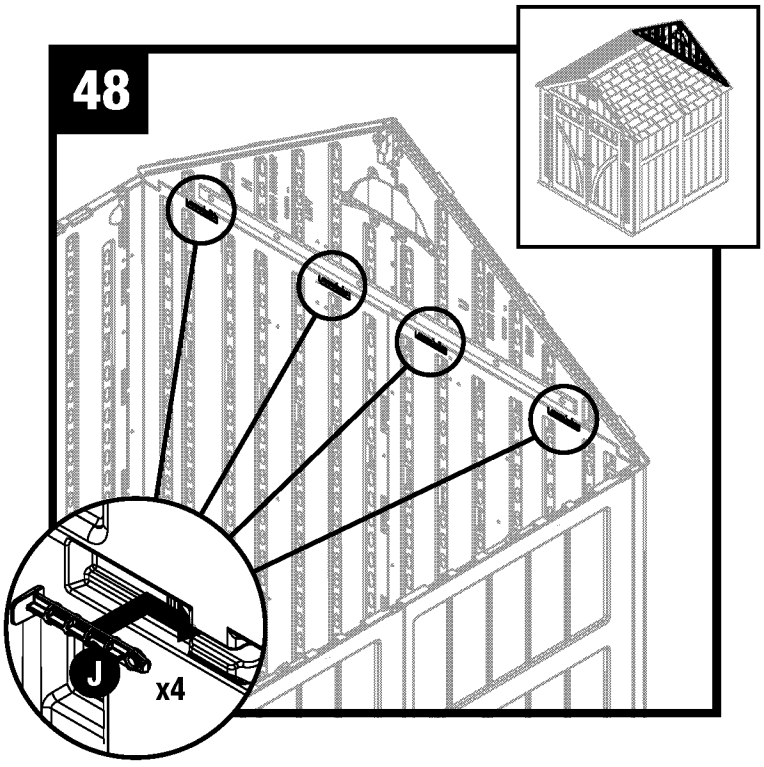
Shed Assembly/Headers and Truss (continued)



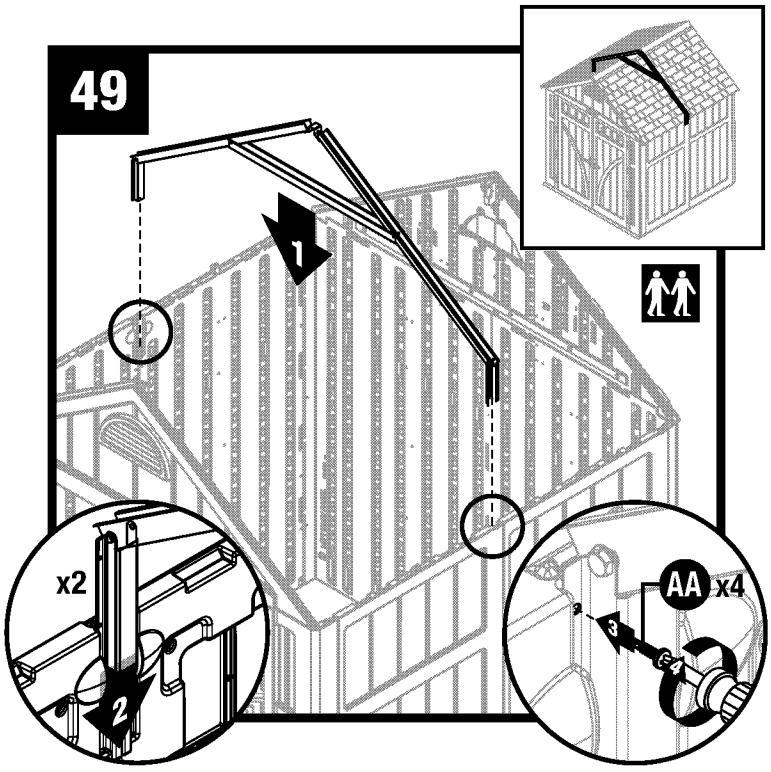
Secure front header with two panel connector pins (J).



Place the rear header assembly (H/U) on top of the back panel wall.



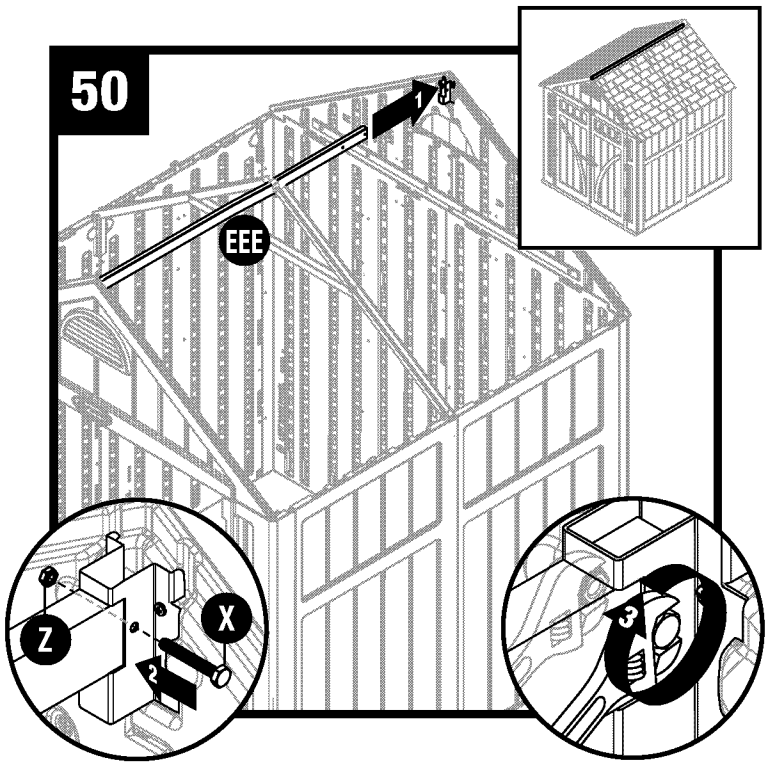
Secure header assembly with four panel connector pins (J).



Slide truss assembly into place then secure to side panels with two screws (AA) in each bracket.

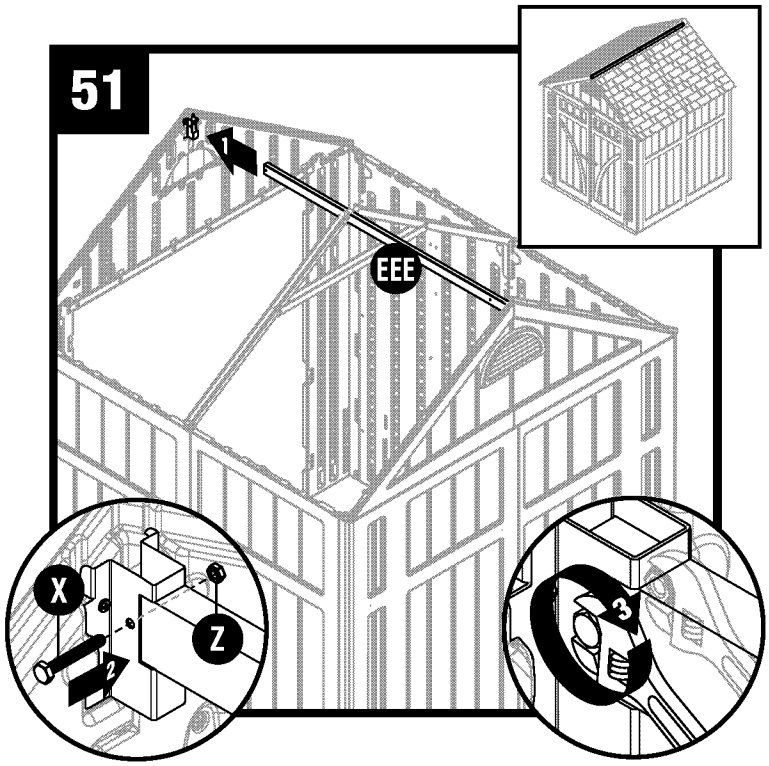
Note: *This may require the side panels to be pushed inwards or outwards slightly as the brackets are slid into place.*

Shed Assembly/Headers (continued)



Raise the ridge beam (EEE) up and into the rear roof ridge beam bracket. Secure with one 2" hex bolt (X) and one nut (Z).

Note: *Alignment of ridge beam to bracket may require header panels to be pushed inwards or outwards slightly as ridge beam is slid into place.*

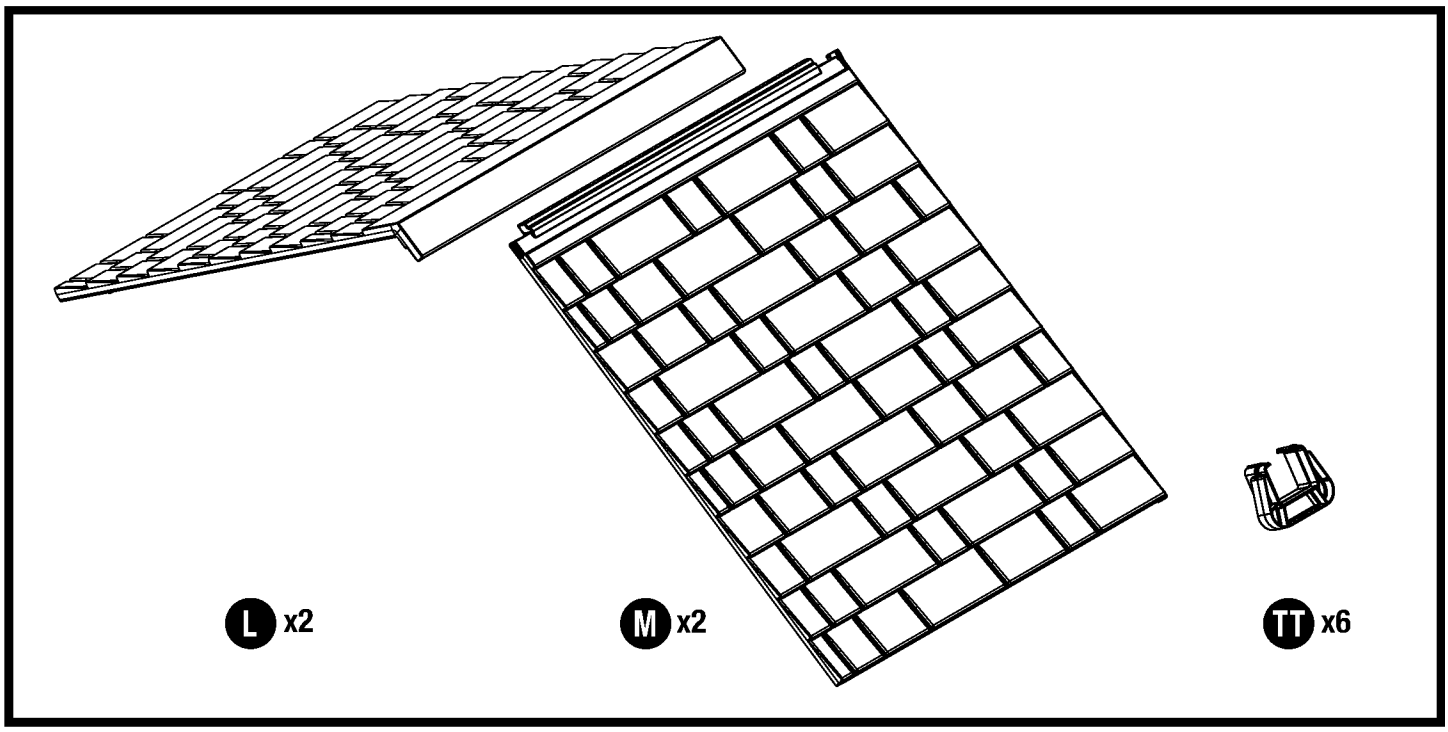


Push the ridge beam (EEE) toward the rear to clear the front roof ridge beam bracket. Then, insert beam into front bracket. Secure with one 2" hex bolt (X) and one nut (Z).

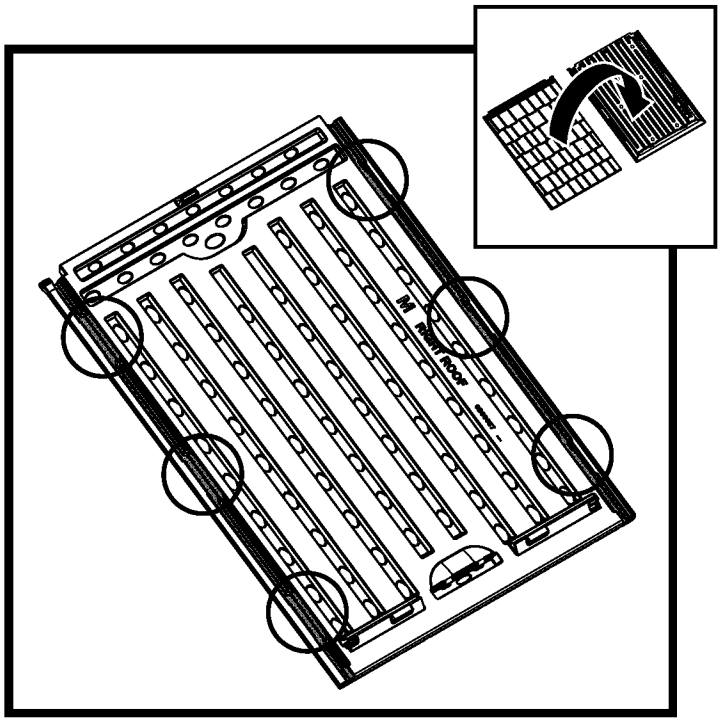
Note: *Alignment of ridge beam to bracket may require header panels to be pushed inwards or outwards slightly as ridge beam is slid into place.*

CAUTION: Be very careful positioning ridge beam to avoid harm to persons or damage to property. DO NOT stand beneath beam until it is secured with screws and nuts.

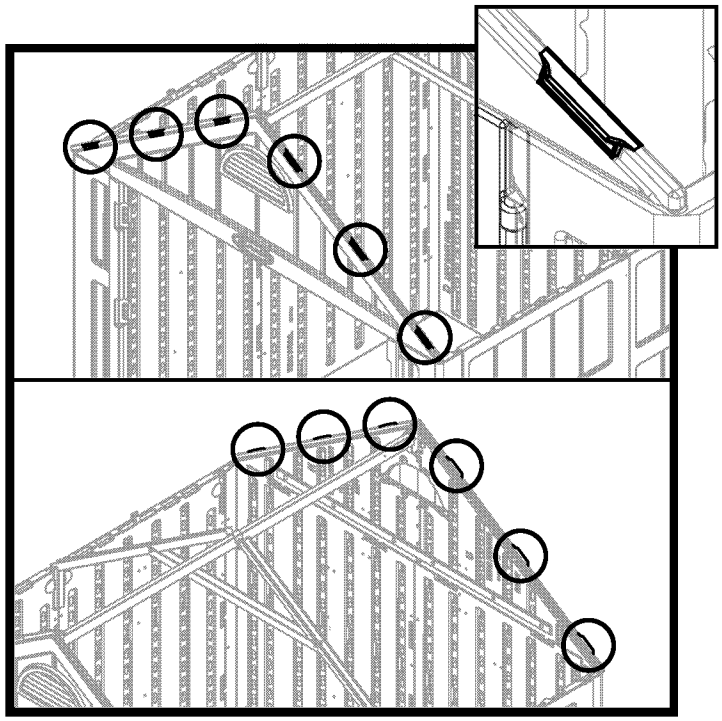
Shed Assembly/Roof



Note: *At least two people are needed during assembly.*

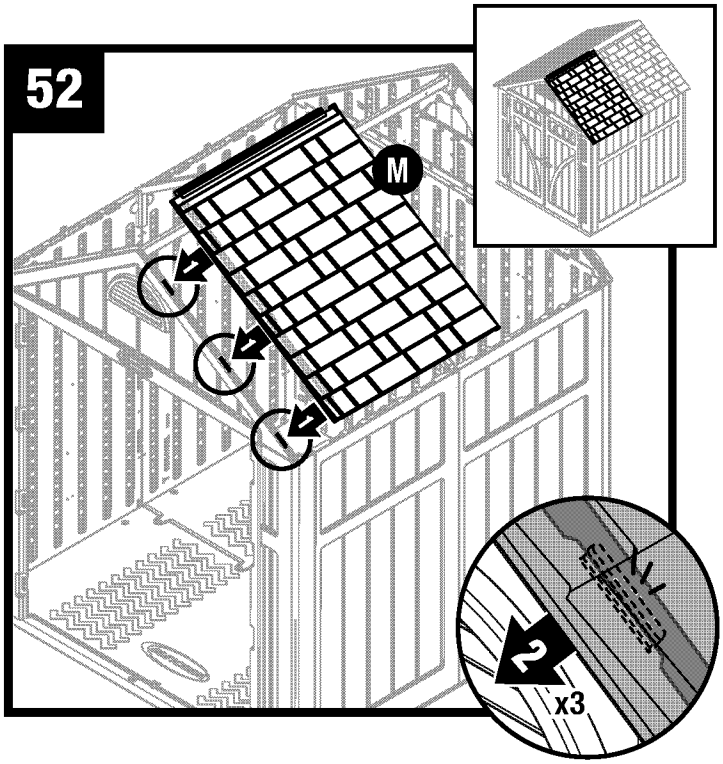


Before proceeding, locate and identify channels on interior side of right roof (M) and left roof (L). Locate three underside tabs contained within each channel.

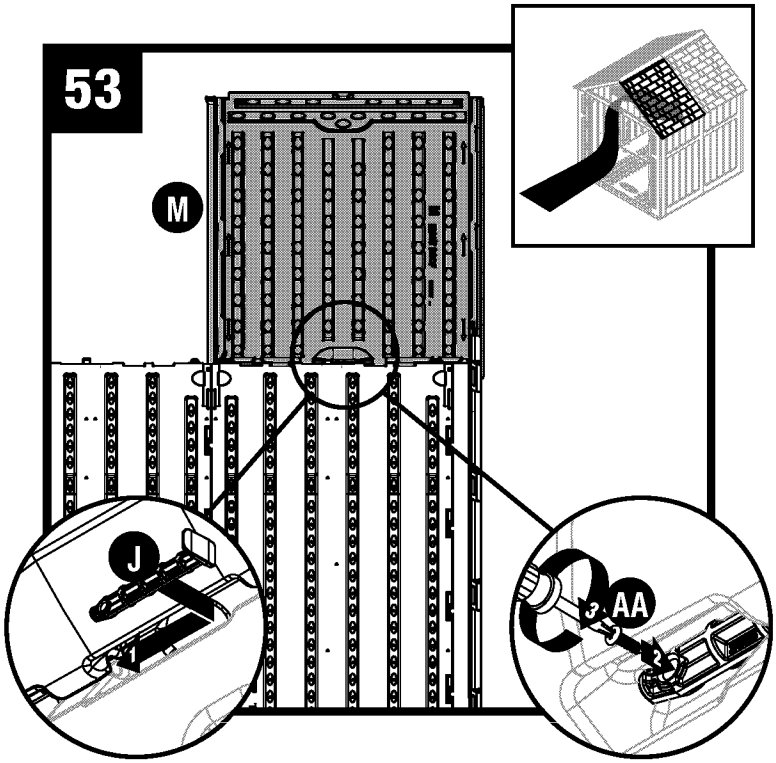


Before proceeding, locate and identify six front header tabs and six rear header tabs.

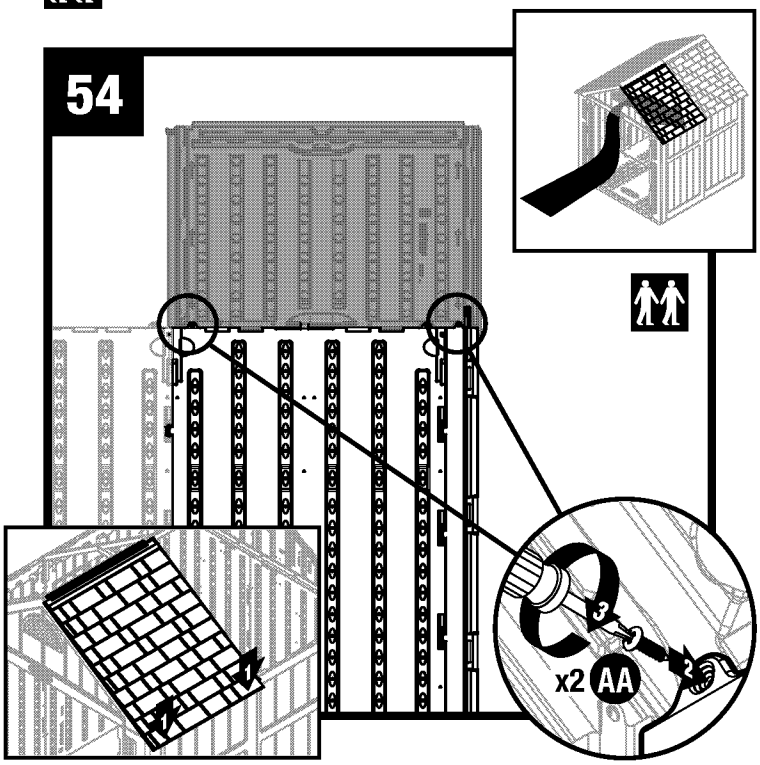
Shed Assembly/Roof (continued)



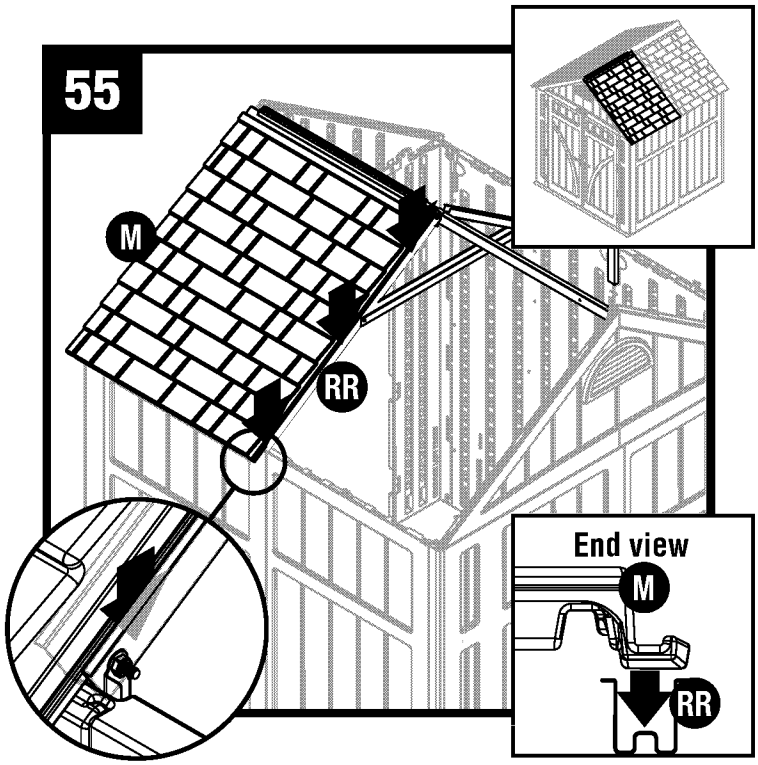
Lay right roof (M) directly over three tabs on right side of front header. With roof panel channel seated over/ on header tabs, pull roof downward at each header tab until roof snaps in place.



From inside shed, secure right roof panel (M) into place using panel connector pin (J) on side panel. Slide panel connector towards rear of shed until fully engaged. Attach panel connector pin with one screw (AA).

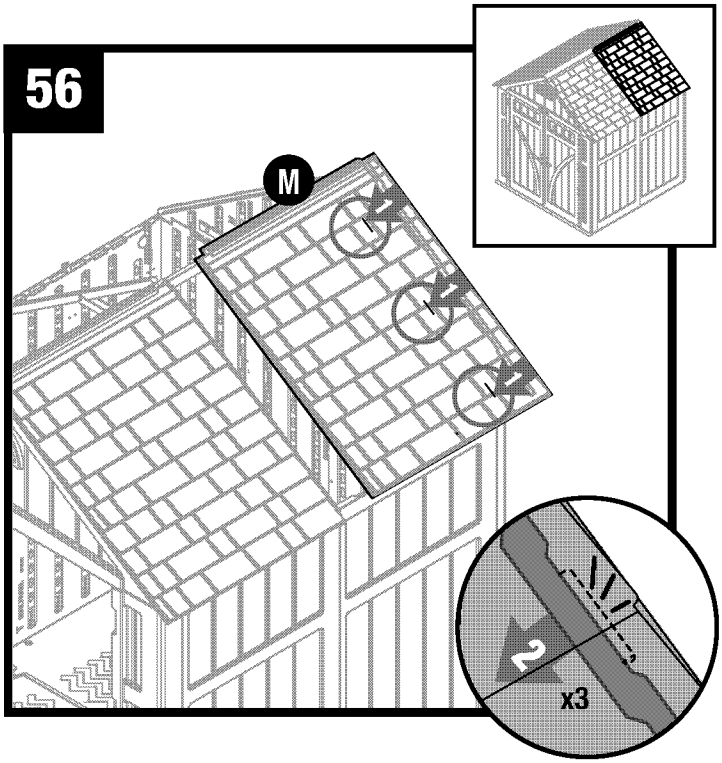


Pull down each lower corner of roof from outside. From inside shed, attach each tab to the corresponding roof panel with one screw (AA).

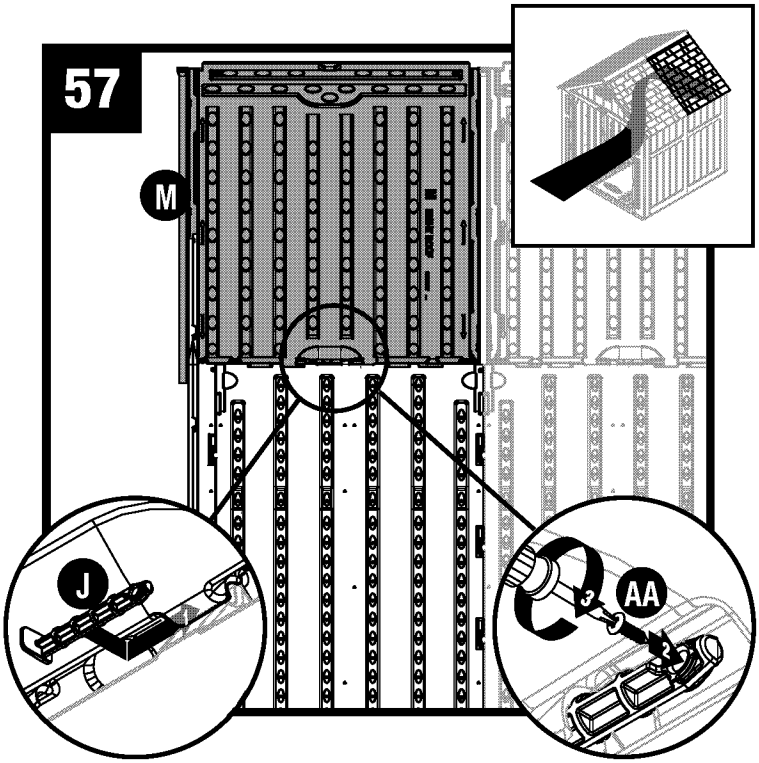


Press edge of right roof panel (M) into channel on truss leg (RR).

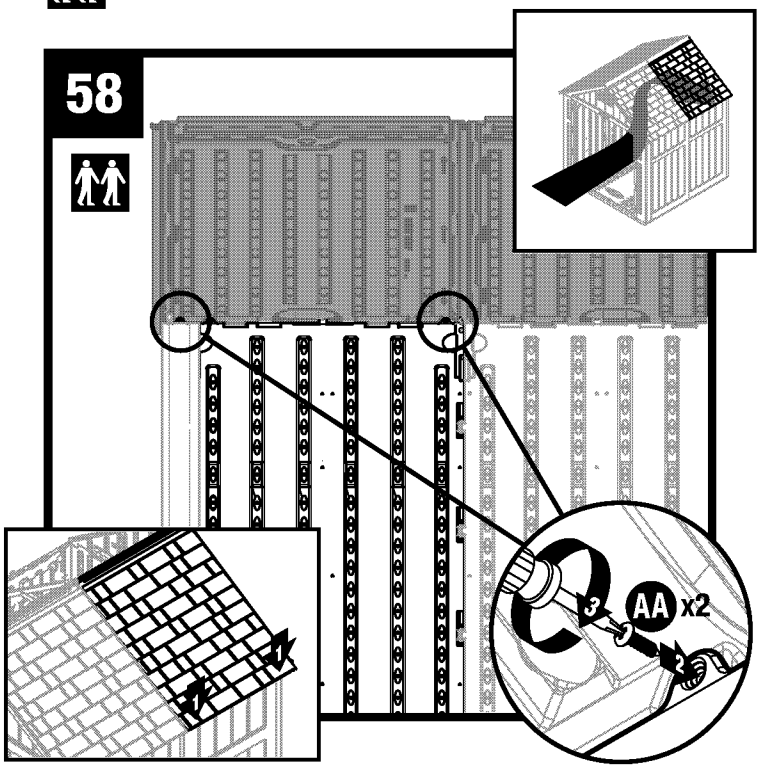
Shed Assembly/Roof (continued)



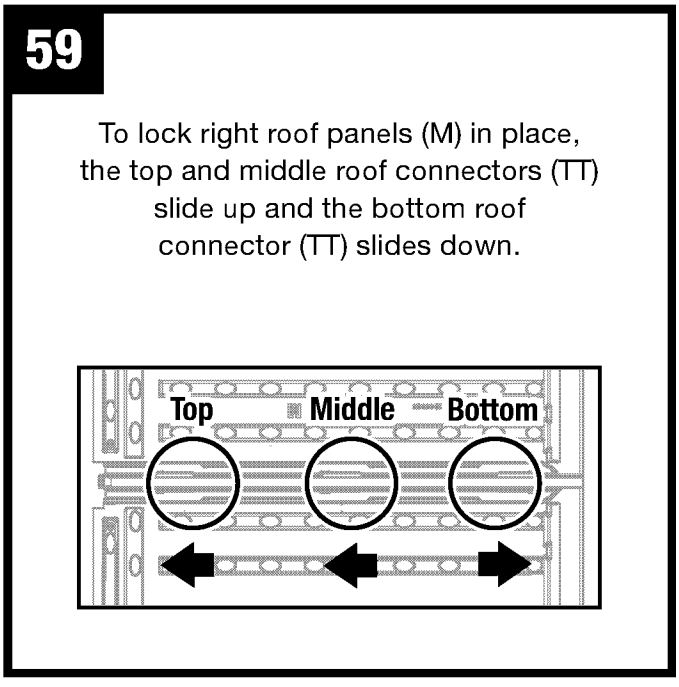
Lay remaining right roof (M) directly over three tabs on the right side of the rear header. With right roof channel seated over/on header tabs, pull right roof downward at each header tab until roof snaps in place.



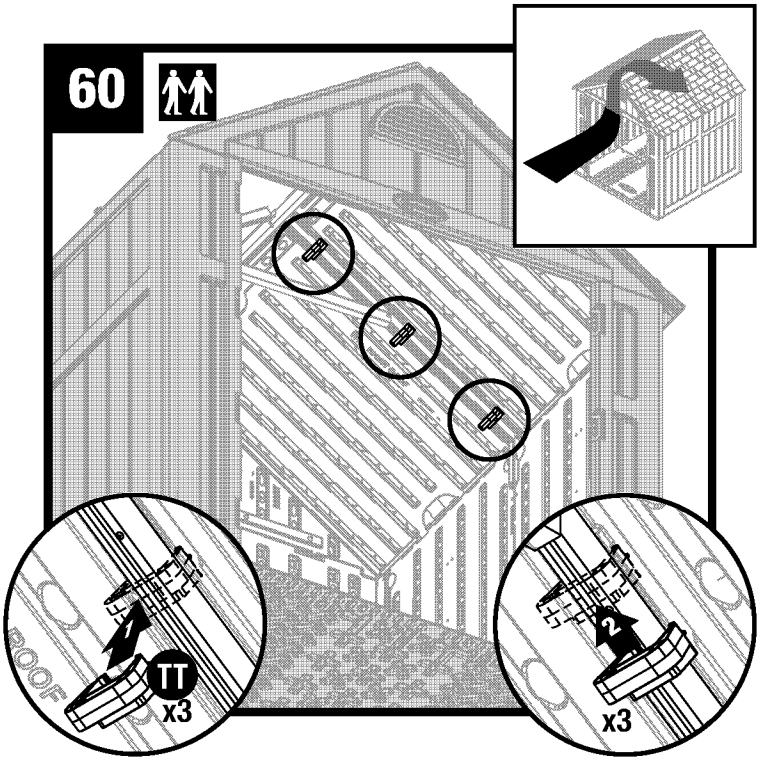
From inside shed, secure right roof panel (M) into place using panel connector pin (J) on side panel. Slide panel connector towards front of shed until fully engaged. Attach panel connector pin with one screw (AA).



Pull down each lower corner of roof from outside. From inside shed, attach each tab to the corresponding roof panel with one screw (AA).

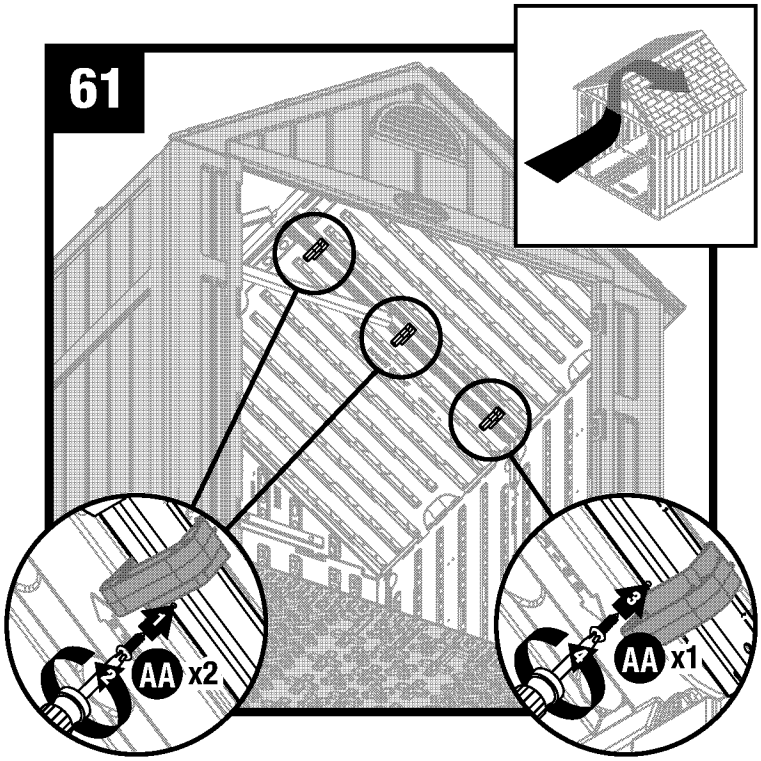


Shed Assembly/Roof (continued)

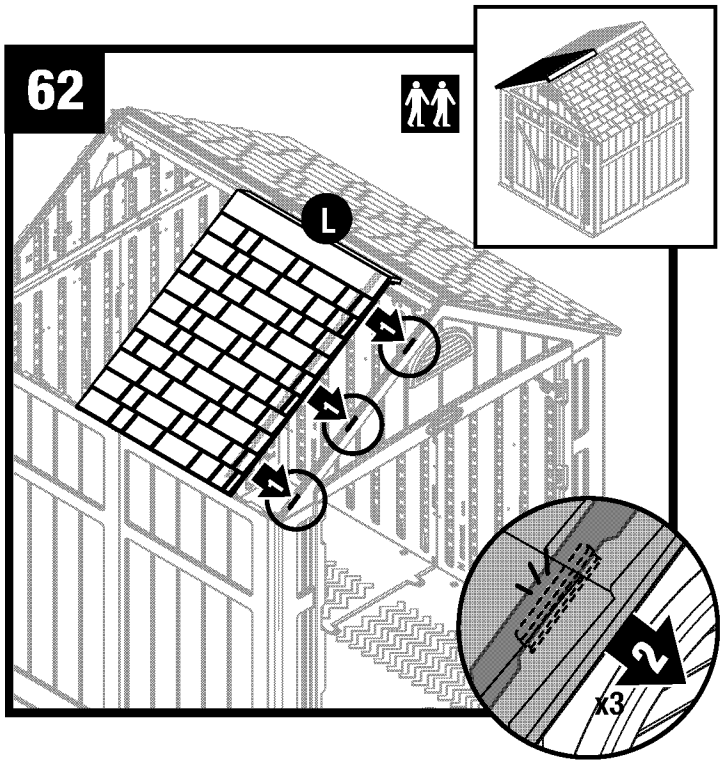


Secure right roof panels to truss with three roof connectors (TT) in corresponding slots in roof panels.

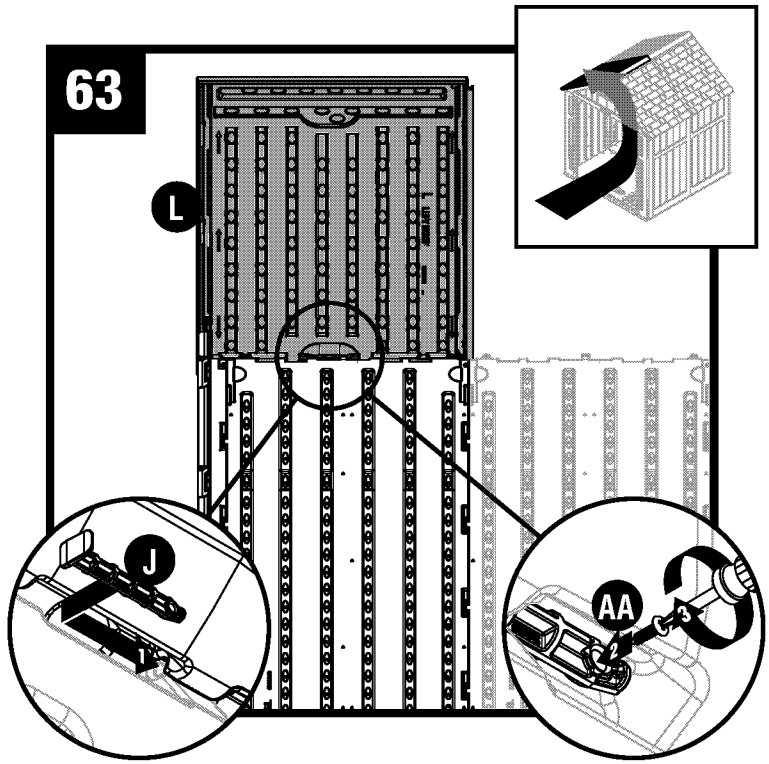
Note: *Have a second person push roof panels together to more easily lock roof connectors on.*



For middle and upper roof connectors, install one screw (AA) into truss behind roof connectors. For lower roof connectors, install one screw (AA) into truss in front of roof connectors.

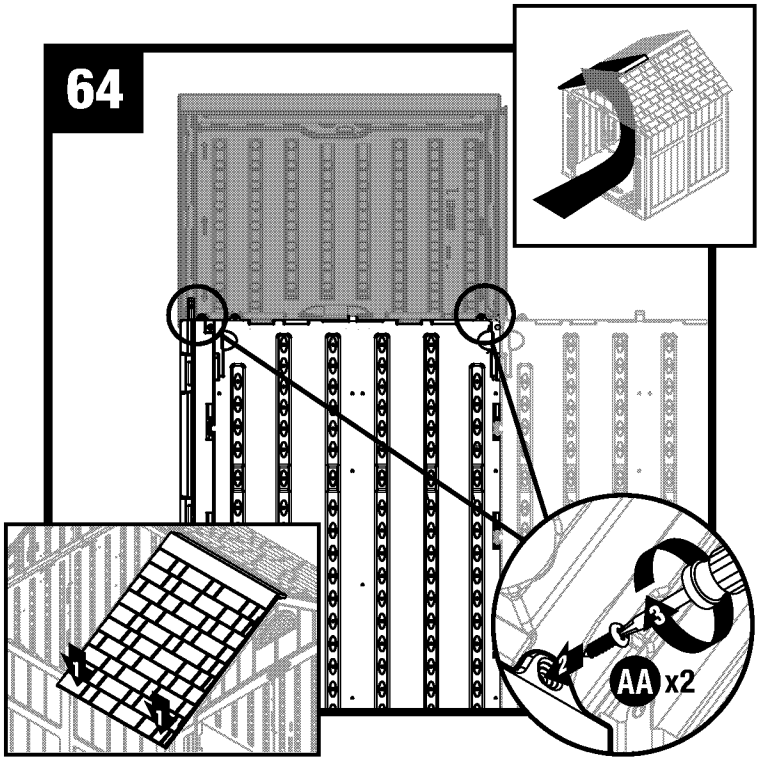


Lay left roof (L) directly over three tabs on left side of front header. With roof panel channel seated over/on header tabs, pull roof downward at each header tab until roof snaps in place.

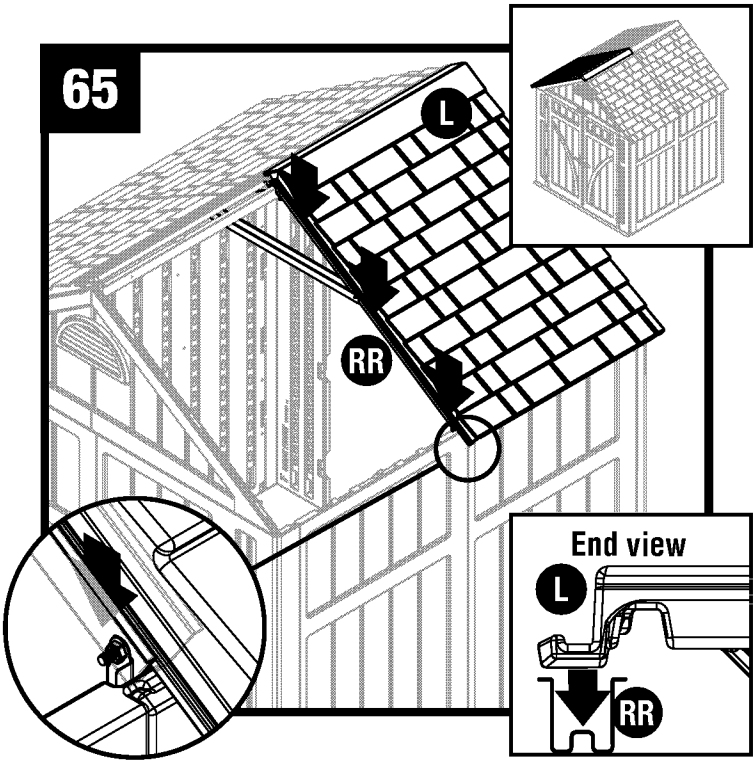


From inside shed, secure left roof panel (L) into place using panel connector pin (J) on side panel. Slide panel connector towards rear of shed until fully engaged. Attach panel connector pin with one screw (AA).

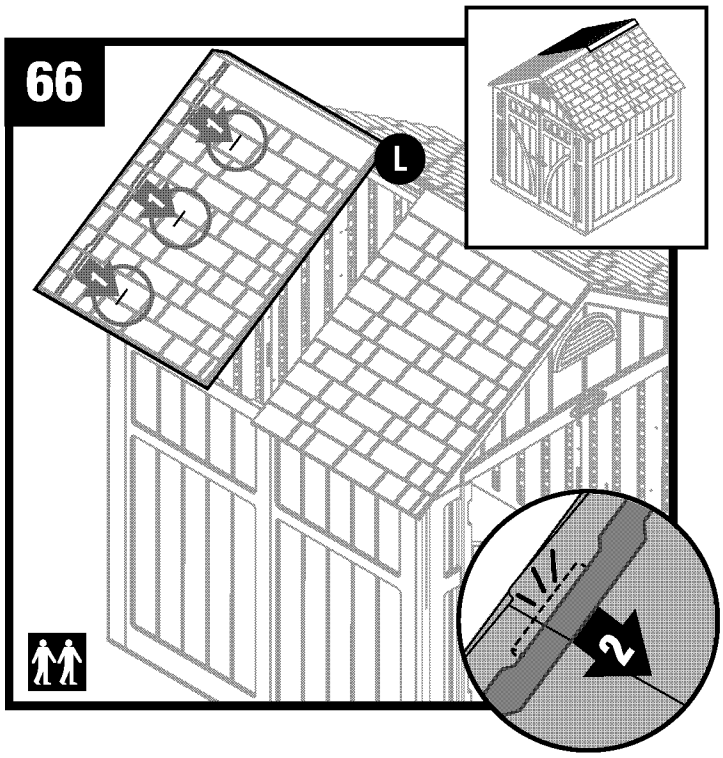
Shed Assembly/Roof (continued)



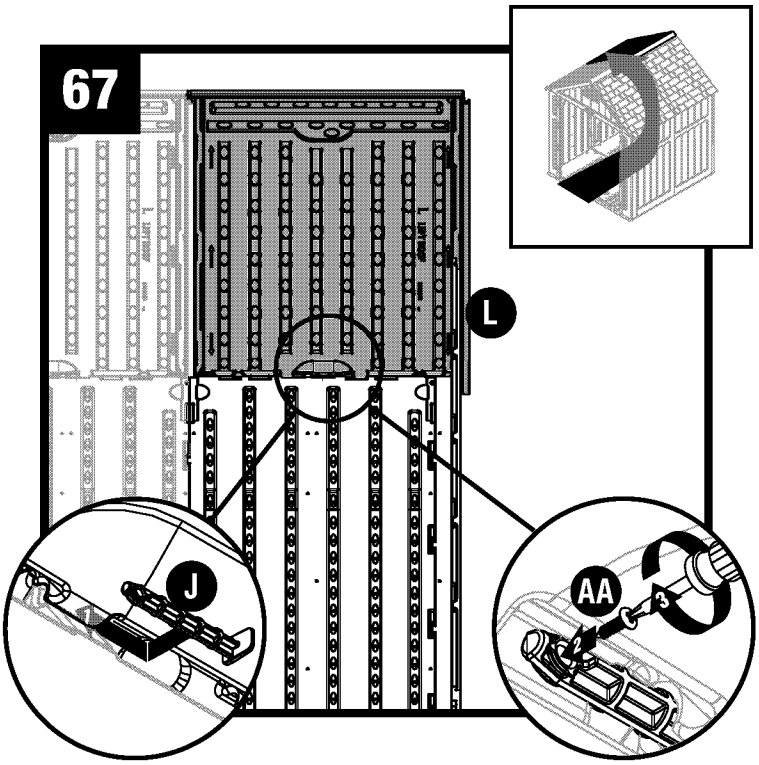
Pull down each lower corner of roof from outside. From inside shed, attach each tab to the corresponding roof panel with one screw (AA).



Press edge of left roof panel (L) into channel on truss leg (RR).

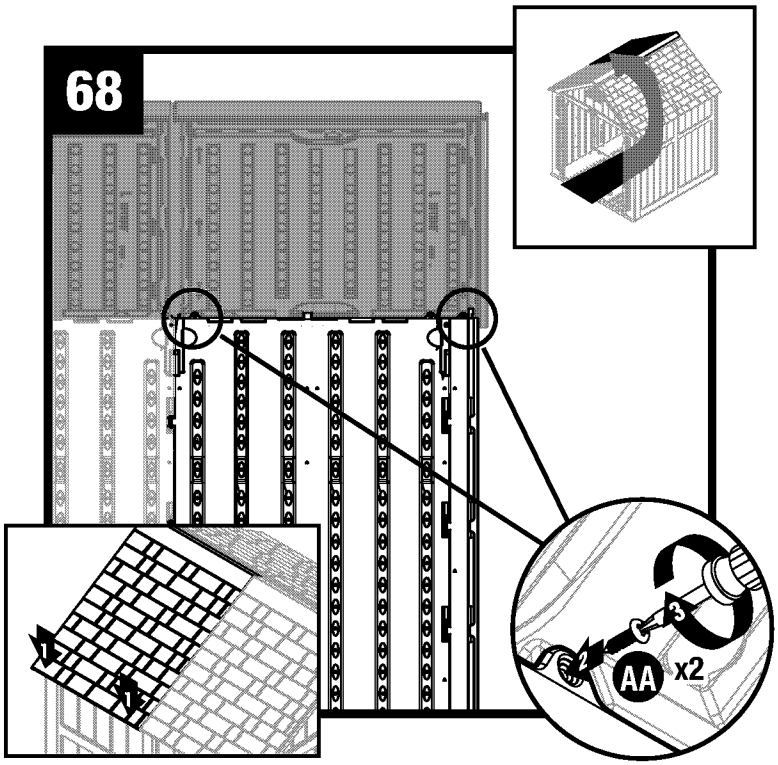


Lay remaining left roof (L) directly over three tabs on the left side of the rear header. With right roof channel seated over/on header tabs, pull left roof downward at each header tab until roof snaps in place.

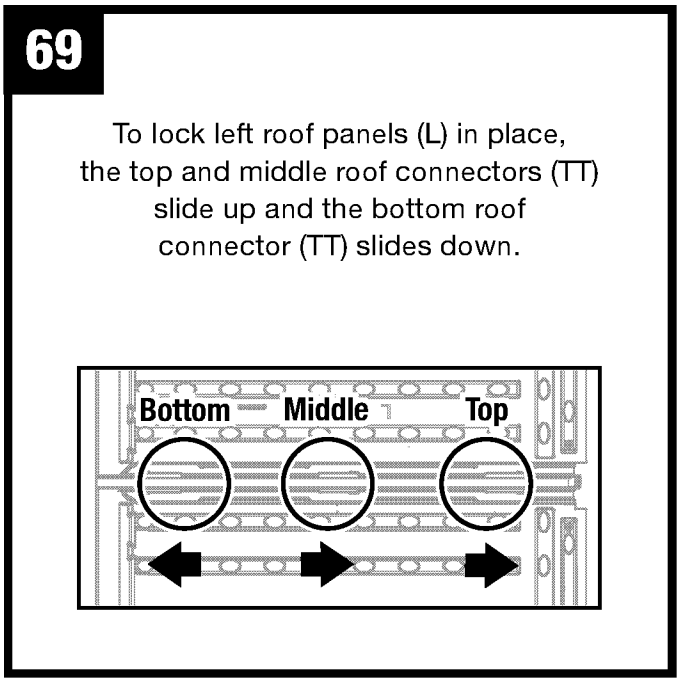


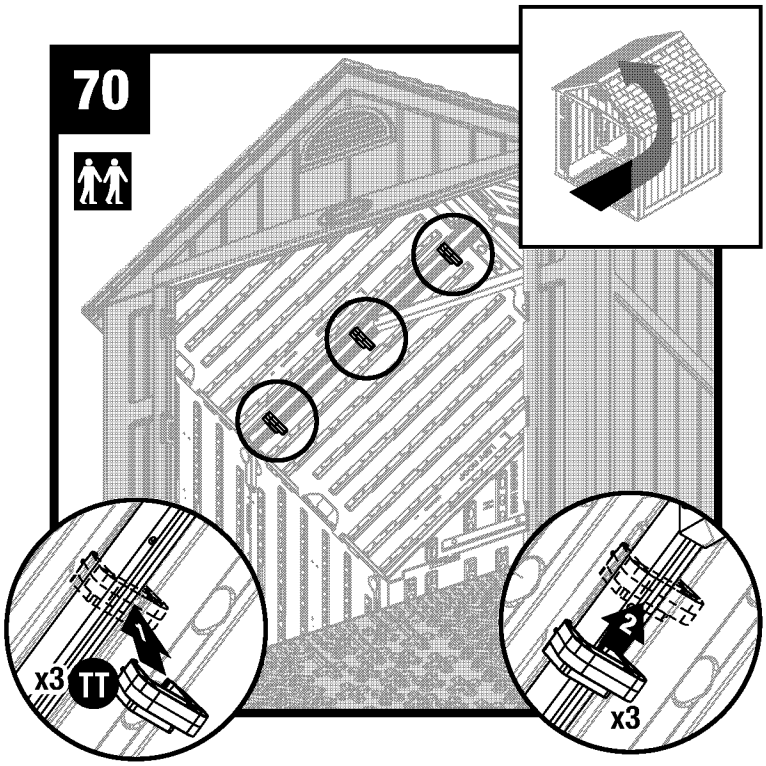
From inside shed, secure left roof panel (L) into place using panel connector pin (J) on side panel. Slide panel connector towards front of shed until fully engaged. Attach panel connector pin with one screw (AA).

Shed Assembly/Roof (continued)



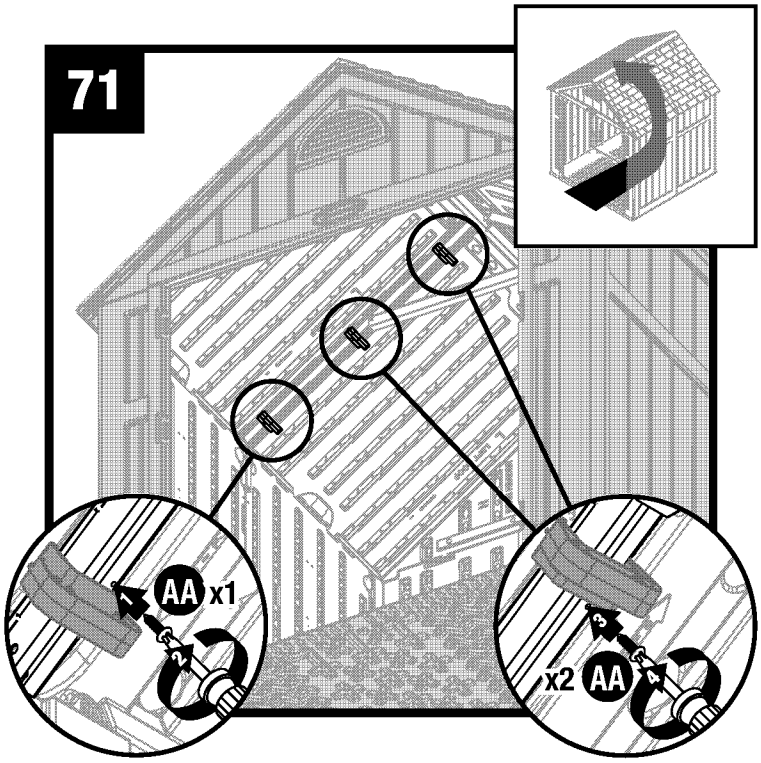
Pull down each lower corner of roof from outside. From inside shed, attach each tab to the corresponding roof panel with one screw (AA).





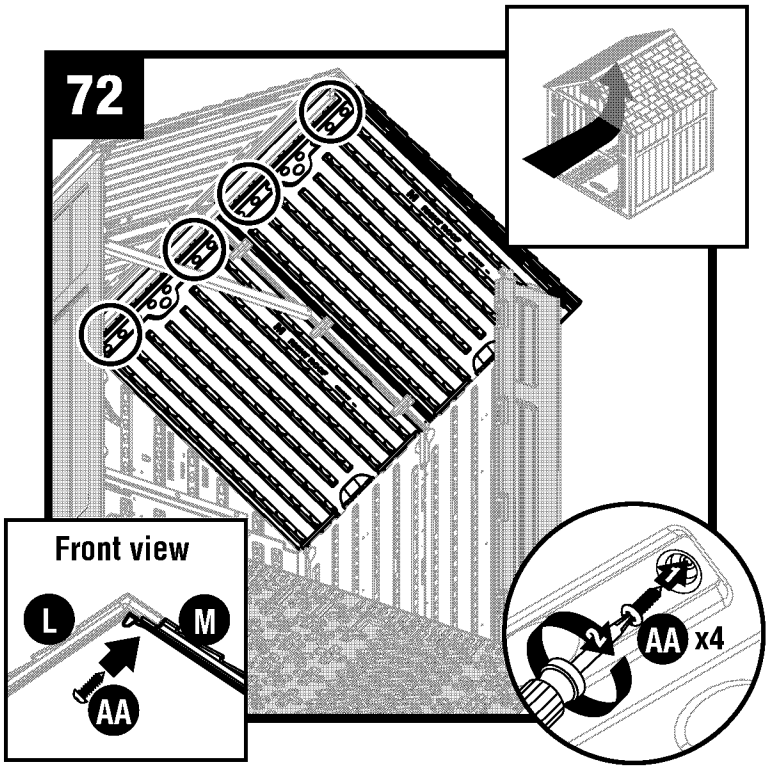
Secure left roof panels to truss with three roof connectors (TT) in corresponding slots in roof panels.

Note: *Have a second person push roof panels together to more easily lock roof connectors on.*



For lower roof connectors, install one screw (AA) into truss in front of roof connectors. For middle and upper roof connectors, install one screw (AA) into truss behind roof connectors.

Shed Assembly/Roof (continued)

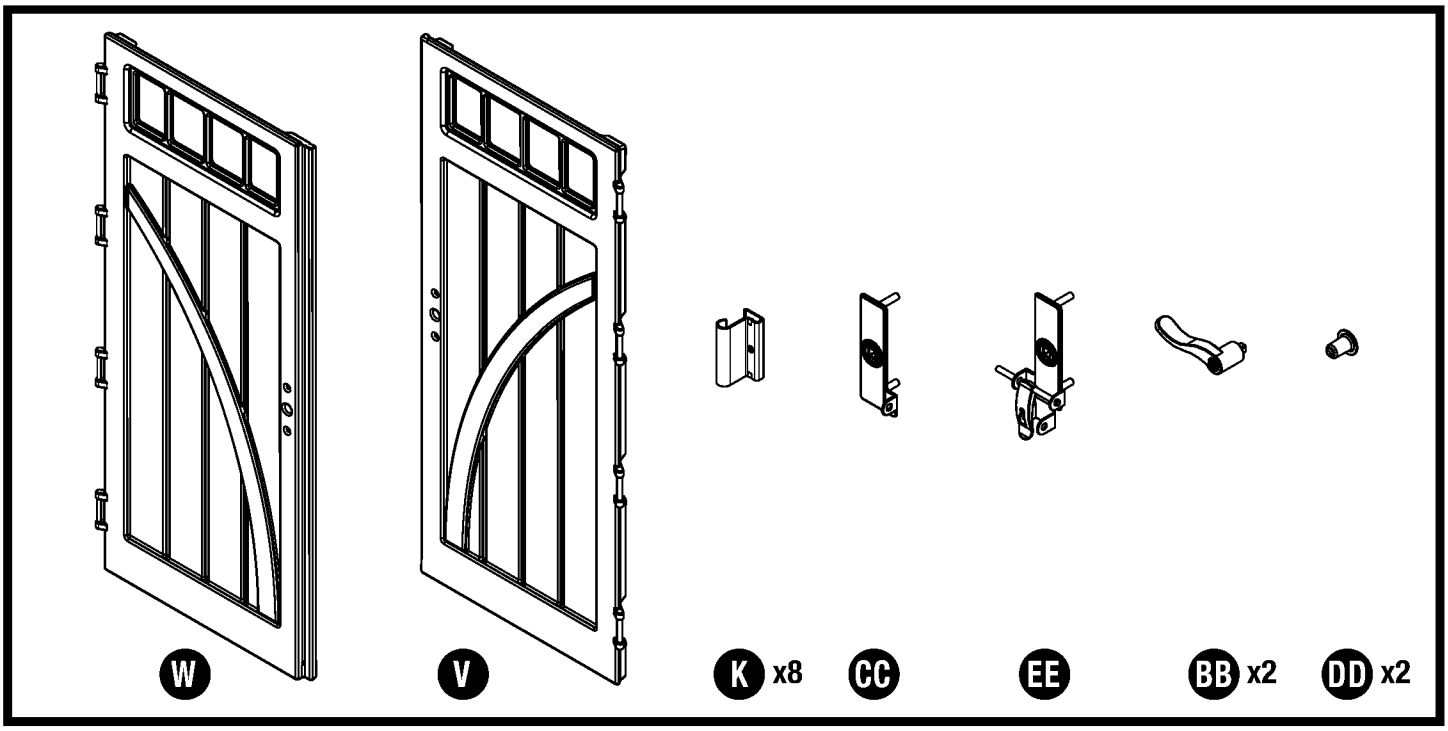


From inside the shed, attach four screws (AA) through holes in each right roof panel (M) into each left roof panel (L) to secure roof assembly.

Note: *Have a second person push down roof from outside.*

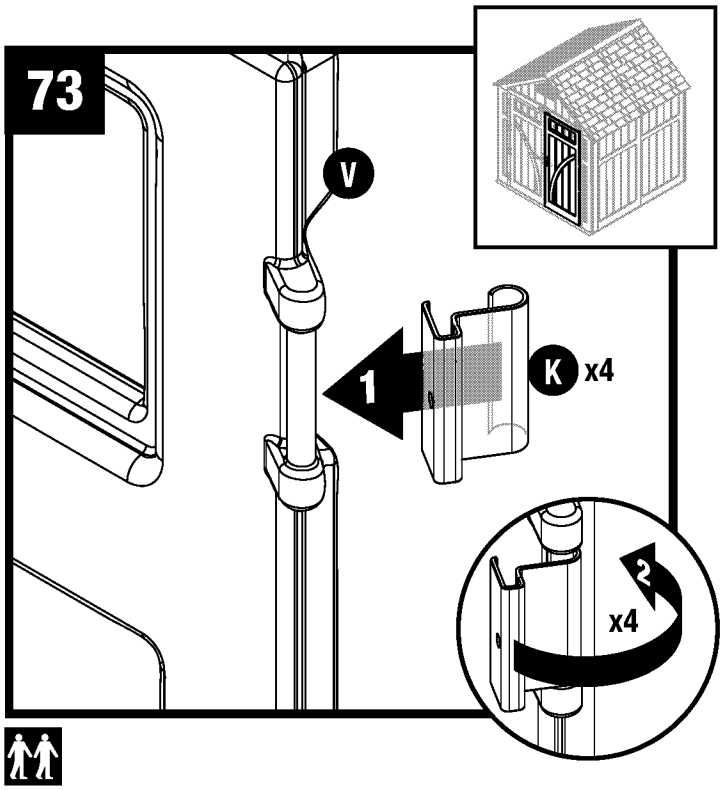
Note: *For clarity, illustration is shown with front header and left front panel removed.*

Shed Assembly/Doors

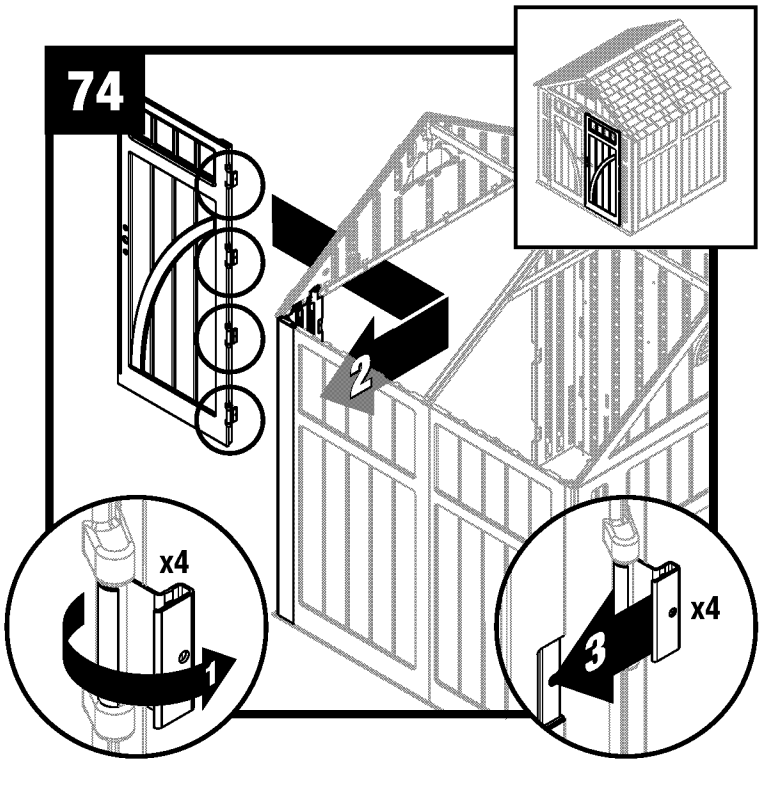


Note: *At least two people are needed during assembly.*

Shed Assembly/Doors (continued)

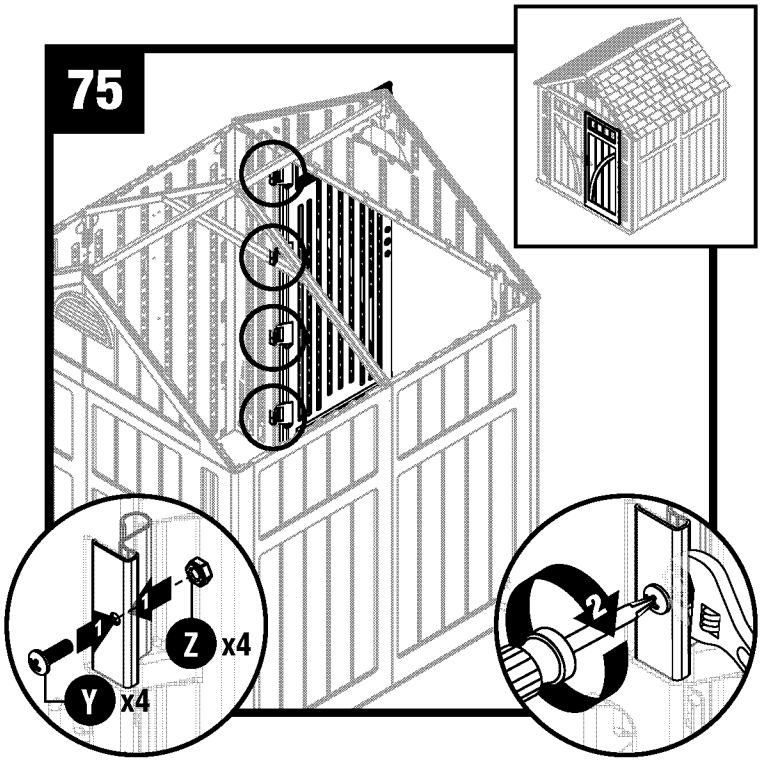


Stand right door (V) upright with four hinge mounts facing right. Attach one metal hinge plate (K) to each hinge mount. Rotate hinge plates to inside of door.



Rotate metal hinge plates to open position. Slide one metal hinge plate over each hinge receptacle on inside of right front panel.

Note: *For clarity, illustration is shown with roof removed.*

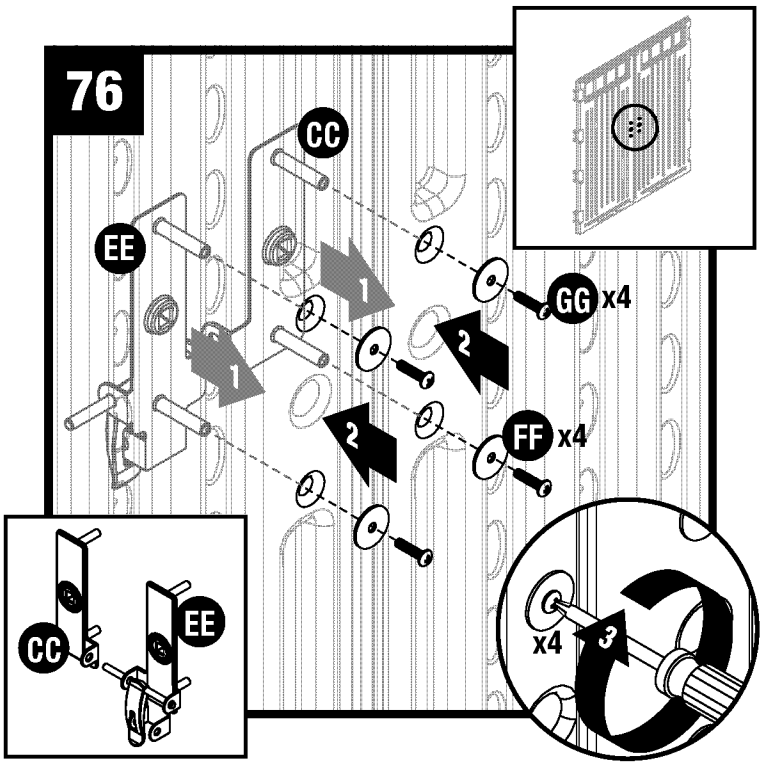


Secure each metal hinge plate with one screw (Y) and one nut (Z).

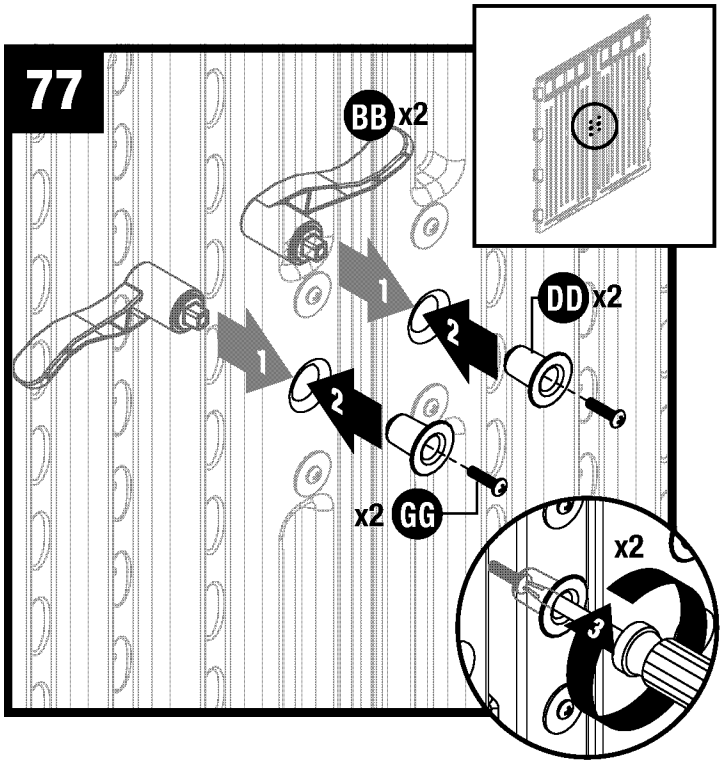
Repeat Steps 73-75 for left door (I).

Note: *For clarity, illustration is shown with roof removed.*

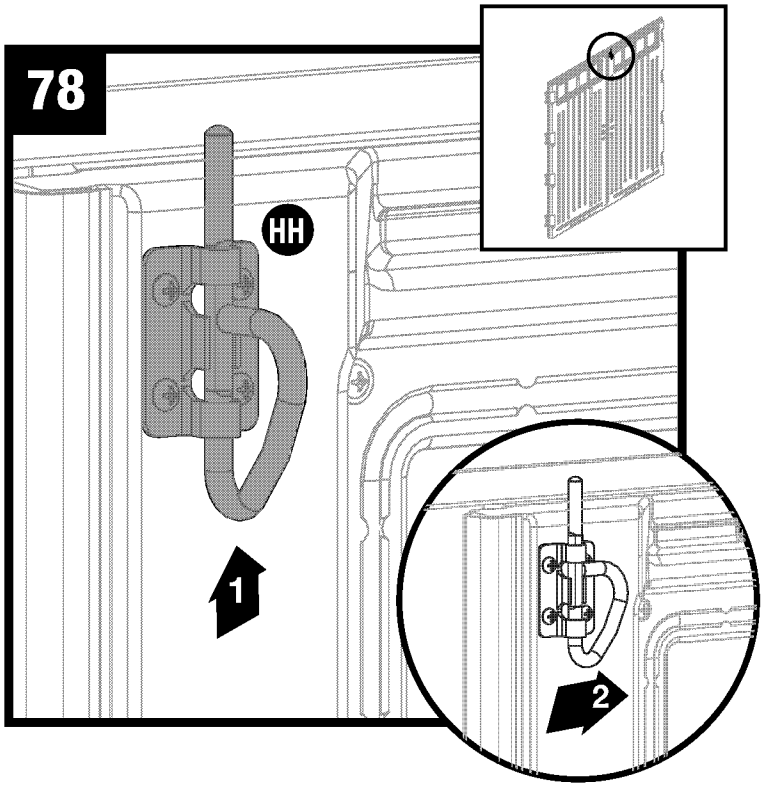
Shed Assembly/Doors (continued)



Insert screw stems, on left and right handle plates (CC) and (EE), through the pre-drilled holes in doors. While holding plates in place on exterior of door, secure each with two washers (FF) and two screws (GG).

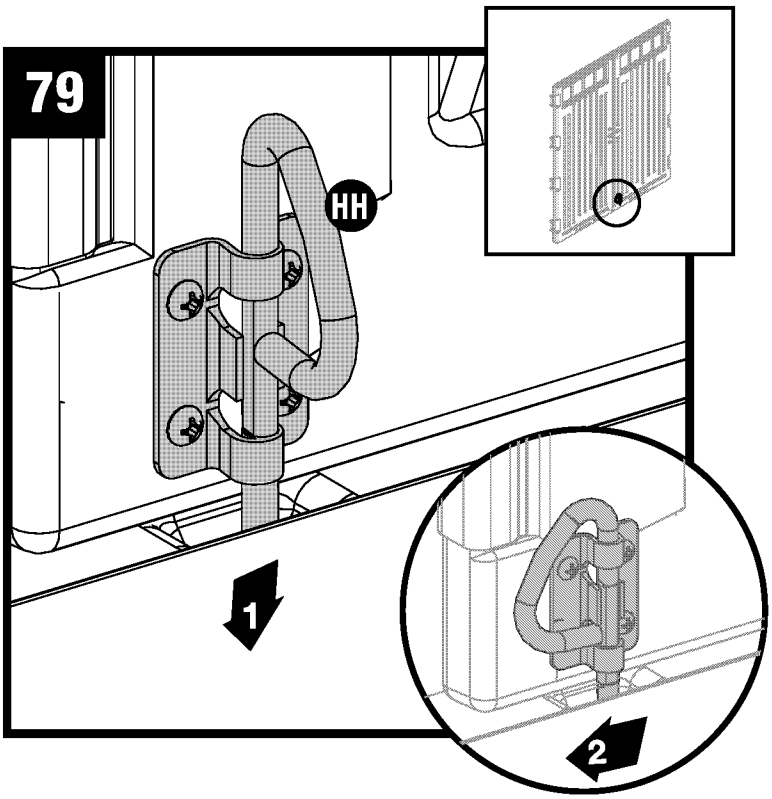


From the outside of doors, insert door handles (BB) through handle plate holes. On inside of doors, place spacers (DD) on each door handle, and secure each with one screw (GG).

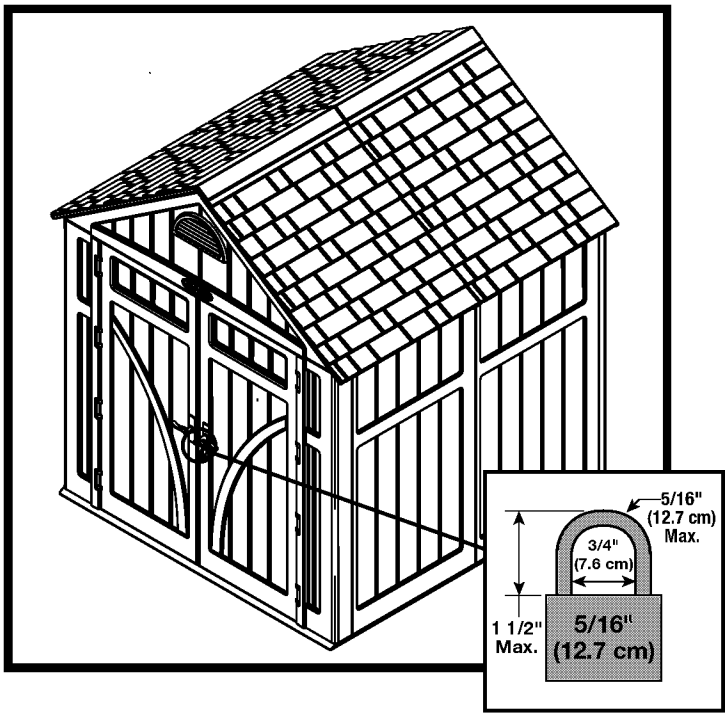


Push D-ring (HH) up to engage with header. Turn D-ring to right for locked position.

Shed Assembly/Doors (continued)



Push D-ring (HH) down to engage with hole in floor. Turn D-ring to left for locked position.



Attach a 5/16" lock (not provided) to door handles, to properly secure shed.

Warranty

SUNCAST® Building, Shed and Gazebo Ten Year Limited Warranty

Your SUNCAST® Building, Shed or Gazebo has a TEN YEAR LIMITED WARRANTY against product failure resulting from defects in manufacturing or materials. The warranty period starts on the delivery date. Incidental and consequential damages are not covered.

Warranty Claims

To file a warranty claim contact the manufacturer, SUNCAST ® CORPORATION, 701 North Kirk Road, Batavia, Illinois, 60510. Call toll free (800) 846-2345 or visit www.Suncast.com.

SUNCAST® will repair or replace only the parts that failed under the terms of the warranty. In some cases, the replacement parts may not be identical, but they shall be of equal or greater performance than the original part.

We may require proof of purchase. Proof of purchase may be the original dated store receipt. We may require evidence of the failure. Evidence of failure may include photographs or returning failed components to SUNCAST.

WARRANTY LIMITATIONS

THIS WARRANTY COVERS ONLY DEFECTS THAT AFFECT THE FORM, FIT OR FUNCTION OF THE UNIT. It excludes natural aging of the unit, discoloration, ordinary wear and tear, ordinary weathering, sunlight fading, or rust. It excludes staining caused by mold, mildew or tree sap and damage caused by animals including insects, vermin or household pets. The warranty does not cover damage caused by Acts of Nature including but not limited to: wind in excess of 65 mph; tornado; hurricane; microburst; hail; flood; blizzard; extreme heat; pollution or fire events.

The following actions void the warranty: improper assembly; assembly on a foundation other than as described in the assembly instructions; use above intended and reasonable capacity; misuse; abuse; failure to perform ordinary maintenance; failure to remove snow over 8 inches deep; modification; cleaning with abrasive tools, exposing the unit to heat sources and vandalism. Painting, sandblasting, cleaning with harsh chemicals not recommended for plastics voids the warranty on resin components. Modification of the original product voids all warranties. Suncast assumes no liability for any modified product or consequences resulting from failure of a modified product. Damage due to moving, transporting, or relocating the product voids the warranty. Disassembly of this unit for reasons other than authorized repair voids the warranty.

Suncast is not responsible for: loss of use of the unit; labor for repair; inspection fees or disposal costs.

SUNCAST® reserves the right to reimburse the owner the purchase price of the unit on a STRAIGHT LINE DEPRECIATED BASIS FOR THE LENGTH OF THE WARRANTY IN LIEU OF REPAIR OR REPLACEMENT. The Purchase Price does not include taxes, delivery charges, site preparation costs, permits, fees, assembly costs, or disposal costs.

THIS WARRANTY IS NONTRANSFERABLE. IT IS VALID FOR NORMAL HOUSEHOLD USE ONLY. THE WARRANTY IS VOIDED BY COMMERCIAL OR INDUSTRIAL USE. IT EXCLUDES FLOOR MODELS, CLEARANCE AND OPEN BOX UNITS.

Notice

Suncast does not represent that this unit will meet city, county, state, homeowner's association standards or zoning requirements. The owner is responsible for securing all permits and meeting other requirements needed for placement, construction and use.

THE MANUFACTURER'S LIABILITY HEREUNDER IS LIMITED SOLELY TO THE REPAIR OR REPLACEMENT OF THE DEFECTIVE PRODUCT OR PART AND THE MANUFACTURER SHALL IN NO EVENT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH MAY RESULT FROM ANY DEFECT IN MATERIAL OR WORKMANSHIP OR FROM THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY.

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state. Some states do not allow the exclusion or limitation of incidental or consequential damages; the limitation or exclusion may not apply to you.