



## Sustainable Building Solutions

### How to Plan an ADU Build

#### Step 1: Consultation with SBS

- Type of ADU – what kind of ADU are you looking to build and what will you use it for? Examples include office space, gym, guest house, greenhouse. Will it be attached or detached?
- Timeframe for completion – when would you like to have the ADU completed by?

#### Step 2: Financing

- Determine financing strategy if not paying cash. Common financing options include 2<sup>nd</sup> lien construction loan, cash out refinance and a Home Equity Line of Credit. Always get a lender pre-approval before committing any funds to the ADU project

#### Step 3: Site Selection

- Where on your property will this unit be located? How will access to the ADU from the side yard or the home affect its' usability/accessibility? Will the location require a poured concrete foundation? *Keep in mind many base model ADU's offered by SBS do not require a poured concrete foundation – the foundation will be built-in to the unit itself.* Will the ADU location adhere to local zoning laws? Will the size of the ADU negatively impact usability of exterior space?

#### Step 4: Design & Engineering

- Your design plans will reflect the functionality and use of your ADU. That will determine square footage and features of the ADU that is right for you. Your ADU can match the look of your existing property, or can have a custom look and finish
- Do you already have design plans in place?
  - Yes – Great! We'll submit your plans to our engineering department for FEA analysis for final engineering approval
  - No – Not a problem! We have 5 different base model ADU plans to choose from. Or we can connect you with our architecture team to come up with the design that fits your needs

### Step 5: Permits & Approvals

- Check zoning requirements and limitations for the city you are constructing your ADU. Most cities have different requirements, although State law may supersede these requirements. Our in-house experts can help you research this during the Design/Engineering phase of your project.
- Acquiring a building permit involves submitting your building plans to the city, typically City Hall. Your plans must be complete and accurate, otherwise the city will kick them back. You may also be required to have permits for electrical, plumbing, and mechanical
- ADU's in California over 750sq ft will typically require paying Impact Fees. You can generally avoid paying these fees if your ADU will be under 750sq ft.
- Once your plans have been submitted and approved and your permit is granted, you can start construction

### Step 6: Site/Lot Development and Foundation

- Run utilities to the site (electrical, water, sewer) as required per your plans
- Perform any required grading
- Pour foundation if a concrete foundation is required. When foundation is poured, an inspection will likely be required

### Step 7: Building Construction

- Begin construction of the ADU shell. Depending on the size of your ADU this can take between 2 weeks and 4 weeks. This includes the entire shell along with windows, doors, and cutouts for electrical, plumbing, etc.
- There will be several inspections completed during the build process
- Once the ADU shell has been erected there is a **cure time of 28 days** before any further work can be completed

### Step 8: Complete Your ADU

- Once the ADU unit has "cured", it's time to take care of any interior/exterior and roofing finishes you want. This can include a protective coating on the exterior of the unit, interior/exterior paint, installation of kitchen and bathroom features, roof installation, etc.
- Install solar (required for most ADU units in CA, with few exceptions)

### About SBS

Sustainable Building Solutions builds ADU's, single family homes, multifamily, and commercial/industrial structures using Expanded Polystyrene (EPS) Foam and a patented GFRC, eliminating the need for wood, nails and steel. This ICC-ESR rated build process has higher energy efficiency ratings, is better for the environment, has a longer structure life than traditional stick build or modular build systems, and is 100% recyclable. Any type of interior or exterior finishes can be applied to the structure – customized to your style. Our builds are earthquake resistant, hurricane resistant and tested for winds up to 270mph, water and vapor proof, fire resistant, rodent/pest resistant, virtually soundproof and have an insulating r-rating of more than double that of the traditional build. Since only 2 materials make up the shell, the number of trades needed for building is reduced while cutting construction costs and timelines. Our structures are designed to last hundreds of years, are 100% recyclable and are among the most energy efficient structures on the market today.