



Accessory Dwelling Unit Working with a Builder



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Presented By: **ADU Builders CT LLC**

January 31st 2026

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ADU Builders of CT – who are we

- ADU Builders CT LLC is a Custom Home Builder – specializing in ADUs / Tiny Homes
 - Stick build primary – no prefab or modular(yet!)
- Based out of Westport, Licensed in CT
- Building homes over 35+ years
- Turnkey Provider – Initial concept through C/O
 - Home Qualification(Pre-feasibility)
 - Concept Design and Construction Documentation
 - Permitting Management (town, engineers,
 - Construction Build(all labor and materials) and Project Management





Building an ADU

- ADU Introduction
 - What is it and why now?
- ADU Requirements
- ADU Types / Configurations
- What to expect working with a builder.
 - Design Concept Feasibility
 - Permitting / Construction
 - Navigating Challenges
- Timeline
- Sample Models / Floorplans





ADU What is it?

Self-contained living unit located on the same lot as a primary single-family dwelling, featuring ***independent living- sleeping, cooking and bathroom facilities*** with ***separate entrance*** and comply with ***local zoning regulations***.

ADU REQUIREMENTS:

- **Kitchen Facilities:** A functional kitchen
- **Bathroom:** A private, full bathroom
- **Independent Entrance:** Separate from the main house
- **Legality:** Must be permitted by the local jurisdiction (CT Public Act 21-29) and conform to building codes.
- **Size:** Smaller than the primary residence, ranging between 500 – 1,500 square feet.

****** Town/Municipality determined***

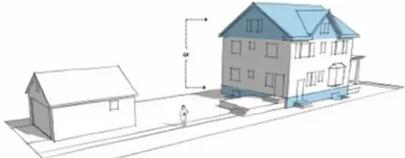
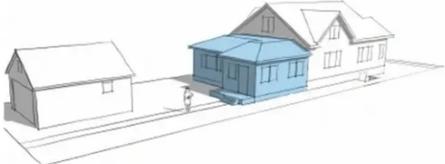
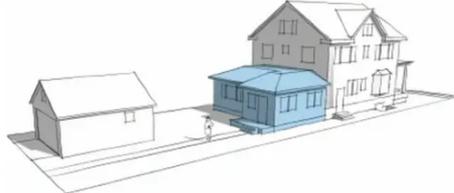
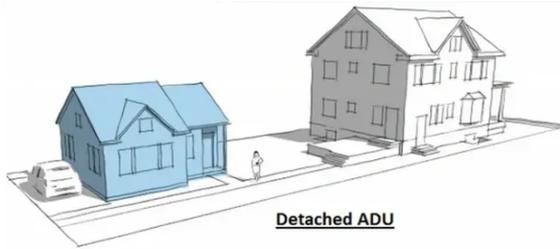


ADU Why Now?

- ADU CT Law Passed – directed at relieving the housing shortage in CT (2020 – 2021)
 - Along with New England and neighboring states
- Law allows for Residential homeowners to add an accessory dwelling if property ‘qualifies’
 - Individual Towns/Cities had option to Opt-Out
 - Each town ‘adopts’ some or all regulations
 - Must conform to modern day IRC (International Residential Building Code)
- Why Now? – law has been in effect 4+ years
 - Initial Law Passing was poorly publicized
 - No State-sponsored campaigns or incentives
 - Pandemic Hit March 2020.....

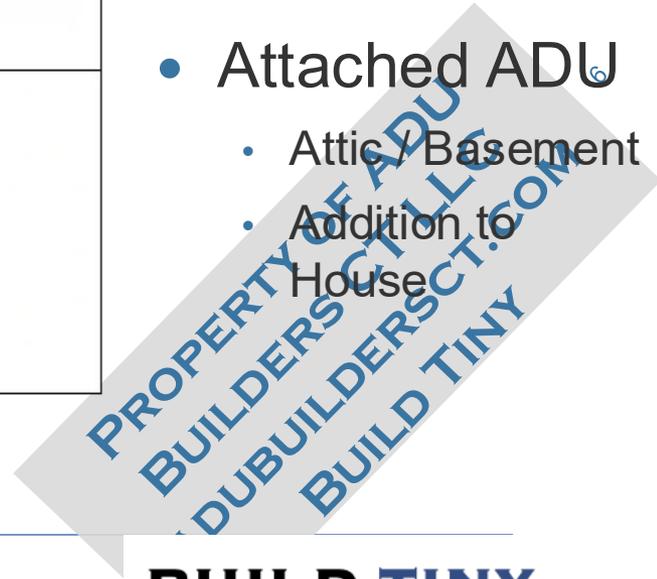
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BUILD TINY

ADU Types / Configurations

ADU TYPE	1-STORY FLOOR HOME	2-STORY FLOOR HOME
Attic and Basement ADUs		
Attached ADUs		
Detached ADU	 Detached ADU	

- Detached ADU
 - Cottage
 - Pool House
 - Garage Conversion

- Attached ADU
 - Attic / Basement
 - Addition to House





Typical steps you can expect working with a builder

1. Discovery & Design Meeting (Initial)
2. Step-1 Feasibility, Concept Design with 3D Renderings & Budget
3. Step-2 Site Survey & Engineering
4. Step-3 Construction Drawings & Specifications
5. Step-5 Permitting Management
6. Step-4 Project Proposal - Fixed Price (normally)
7. Step-6 Site Work & General Conditions
8. Step-7 Building Construction
9. Step-8 C/O, Warranty and Project Close

Timeline of the process

1. Feasibility Phase (2 – 5 months)

- Concept Criteria
 - ✓ Design and Configuration
 - ✓ Size
- **Challenges:** Town Requirements
 - ✓ Navigate P&Z, Health, Wetlands, FEMA and others....
 - ✓ Engineering and Survey takes time
 - ✓ Changes take time & Money (Septic)
 - ✓ **Get Building Permit!**

2. Construction Build Phase (6 - 8 months)

- Infrastructure
 - ✓ Site Work
 - ✓ Slab / Foundation
 - ✓ Utilities Connections
- Build
 - ✓ Exterior windows, doors, siding, roof, patio
 - ✓ Framing, rough plumbing, electrical, HVAC, Insulation
 - ✓ Finishes – molding, fixtures, flooring, appliances and paint
 - ✓ **Certificate of Occupancy (C/O)**



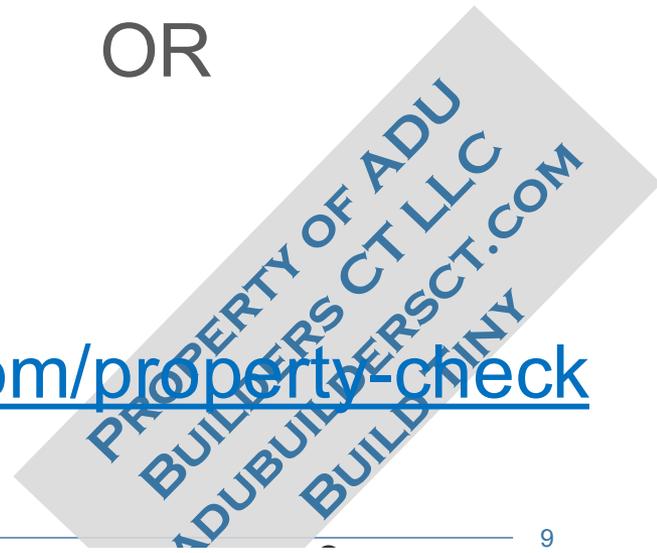
Check Your Property for ADU Feasibility



Scan the QR code to see if your property may qualify for an ADU

OR

Go to: www.adubuildersct.com/property-check

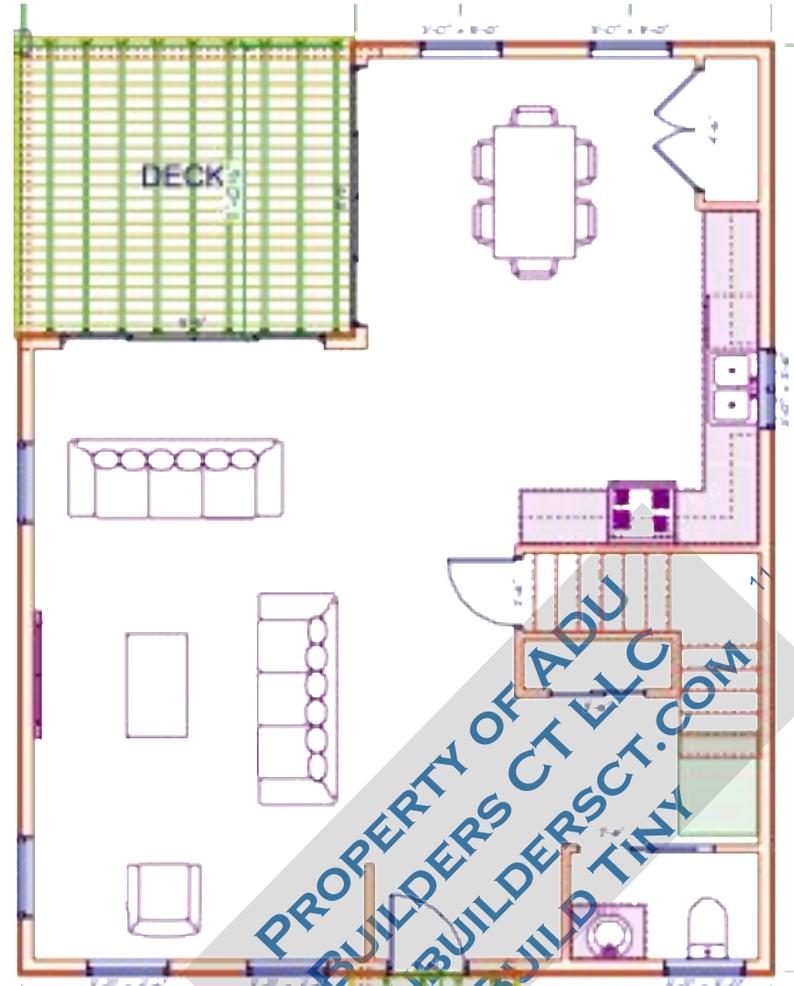


Sample Models & Floorplans

Elevation, Floorplans and 3D “Dollhouse” views

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Sample Models / Floorplans



- In-Law – two story
- One Bedroom
- 1800 sq-ft
- Porch / Deck

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Sample Models / Floorplans

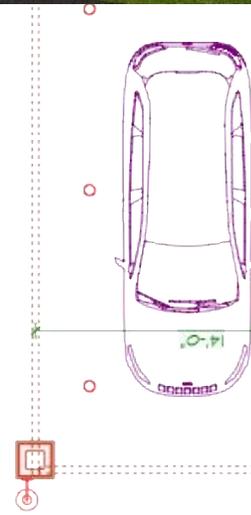


- In-Law – two story
- One Bedroom
- 1800 sq-ft
- Porch / Deck

Sample Models / Floorplans



- In-Law
- One Bedroom
- 675 sq-ft
- Garage port

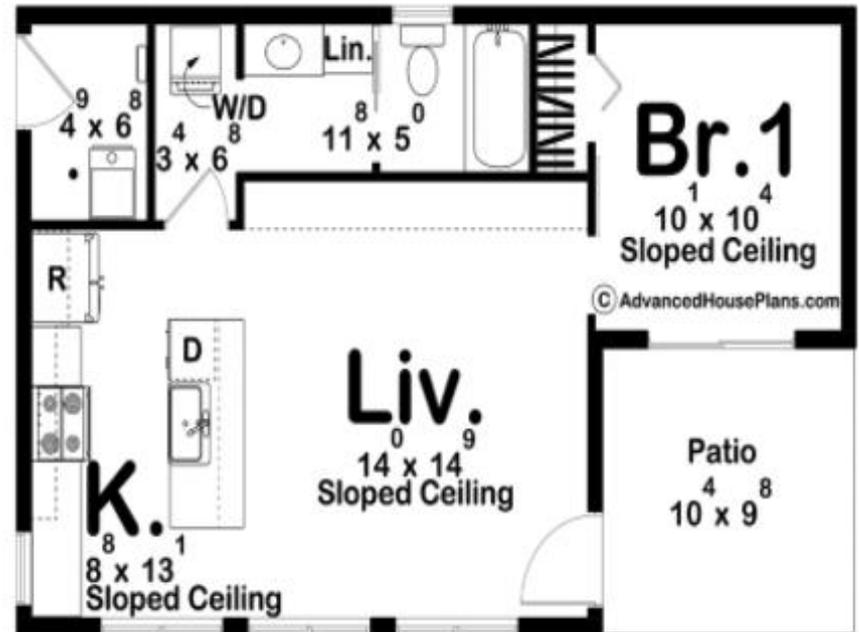


Sample Models / Floorplans



Contemporary

- ~600 sq-ft
- 1 Bed / Patio
- Front Porch
- Outdoor living space

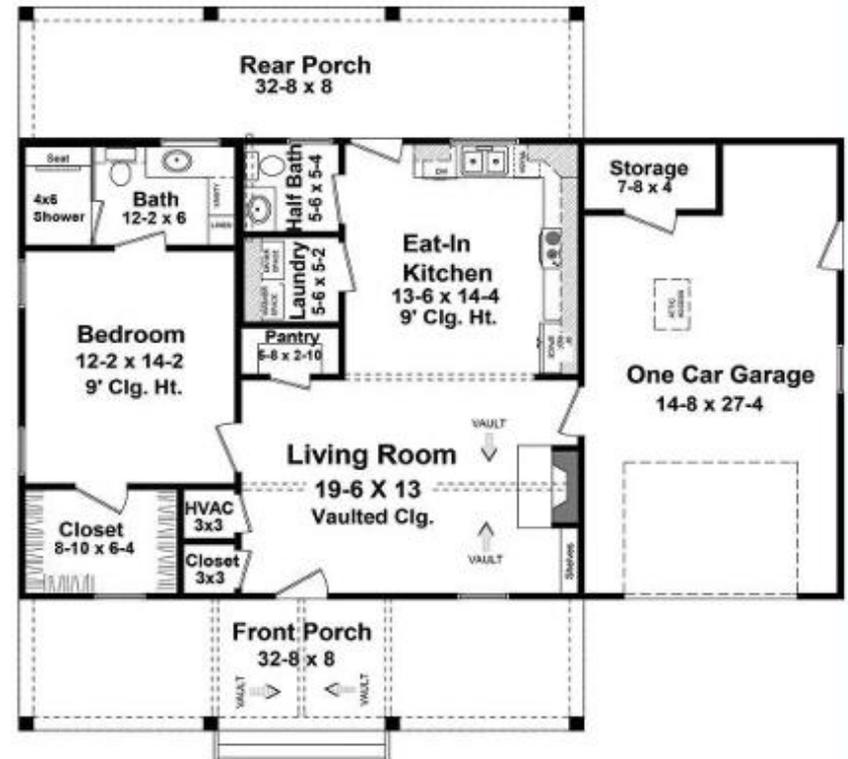


Sample Models / Floorplans



Contemporary Colonial

- ~1200 sq-ft
- 1 Bed / 1.5 Bath
- Front & Rear Porch
- One Car Garage

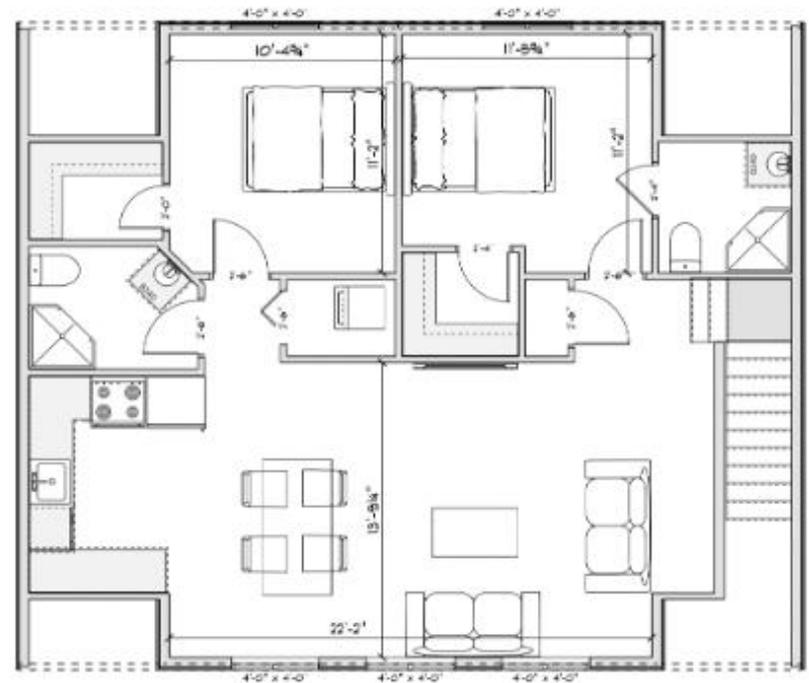


Sample Models / Floorplans



Garage Apartment

- ~1200 sq-ft
- 2 Bed
- Double Garage Doors
- Separate Entrance



Sample Models / Floorplans



Shop Garage

- ~628 sq-ft
- 1 Bed
- Oversized Garage Doors
- ~30 x 50 shop space



SHOP FLOOR PLAN

SCALE 1/4" = 1'-0"



Thank You Avon!

Q&A



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Client Experience & Operations

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