

SMBUILD ADU Construction Cheat Sheet

1. Zoning and Local Ordinances

- **Verify Zoning Compliance:** Ensure the property is zoned to permit ADU construction, whether it's single-family residential, multi-family, or other applicable zones. Check local codes for SMBUILD's service area.
- **ADU Size and Dimensions:** Confirm the maximum allowable square footage and height limits for an ADU in the area. For SMBUILD projects, consider using modular designs to maximize space efficiently while staying within local limits.
- **Setbacks & Height Restrictions:** Ensure the ADU's design adheres to the setback regulations (distance from property lines, height restrictions).
- **Parking Requirements:** Check for local parking regulations for ADUs in SMBUILD's operational regions—sometimes parking isn't required if on-street parking is available.

2. Permits and Approvals

- **Obtain Building Permits:** SMBUILD should always apply for the necessary building permits before beginning construction. This process will vary by city, so make sure your team checks specific requirements for each project.
- **Zoning Approval:** Ensure compliance with all local zoning laws. Many areas require a SMBUILD representative to attend zoning board hearings.
- **Utility Connections:** Verify with utility providers for water, sewage, and electrical connections. If utilities need upgrades, include these costs in the initial bid.
- **Septic/Water:** If the ADU is in a rural area or on a large property, make sure to consult with the health department regarding septic systems.

3. Design and Planning

- **Architectural Plans (SMBUILD Style):** Leverage SMBUILD's design team or collaborate with trusted architects. Utilize pre-approved plans where possible to speed up the process.
- **ADA Compliance:** If your client requests accessibility features, include them in the design. SMBUILD specializes in making ADUs accessible for people with disabilities when required.

- **Energy-Efficiency Focus:** Incorporate sustainable building techniques—high-efficiency insulation, solar-ready roofs, and green materials—as SMBUILD is committed to sustainability.

4. Construction Requirements

- **Foundation:** Standard foundations are critical; use SMBUILD’s preferred method (typically slab or pier) depending on soil type and the type of ADU being built.
- **Framing & Roofing:** SMBUILD has experience framing ADUs with structural integrity. Focus on using durable, energy-efficient materials for roofing (e.g., metal roofing or asphalt shingles).
- **Electrical, Plumbing & HVAC:** Always work with licensed SMBUILD electricians and plumbers. Ensure every system is designed for efficiency and code compliance.
- **Natural Light & Ventilation:** Each ADU needs plenty of natural light and ventilation. SMBUILD integrates energy-efficient windows that allow for adequate airflow.
- **Insulation & Weatherproofing:** Ensure proper insulation (e.g., spray foam or batt insulation) and weatherproofing to meet energy code standards.

5. Utilities and Sustainability

- **Water Supply & Drainage:** Confirm if the ADU requires a new water meter or can share an existing one. Verify SMBUILD’s connections to utilities.
- **Septic Systems (If Needed):** If not connected to a city sewer, ensure that the land can support a septic system and meet environmental requirements. SMBUILD has reliable partners for septic installations.
- **Solar Power/Green Features:** Emphasize the option for solar power or energy-efficient HVAC systems for clients who want eco-friendly features in their ADU. SMBUILD can offer packages that include solar panels or green building options.

6. ADU Usage & Regulations

- **Occupancy Restrictions:** Typically, ADUs are intended for one family. SMBUILD ensures that all ADUs are designed in compliance with these rules.

- **Short-Term Rental Rules:** If a client plans to rent out their ADU (e.g., Airbnb), be sure to verify local regulations regarding ADU rentals. SMBUILD can offer advice on modifications to meet rental code requirements.

7. Timeline and Budgeting

- **Construction Timeline:** SMBUILD's typical ADU project timeline is 6-9 months for completion, depending on size and complexity. Your project manager will provide regular updates throughout the process.
- **Budgeting:** ADU construction typically ranges from \$150 to \$500 per square foot depending on the design and materials. SMBUILD will include a detailed budget, with a 10-15% contingency for unexpected costs.

8. Inspection and Final Approval

- **SMBUILD Inspections:** Schedule the necessary inspections, from foundation to framing, electrical, plumbing, and final approval. SMBUILD's project managers will ensure all inspections are passed.
- **Final Occupancy Approval:** After the final inspection, ensure that occupancy permits are obtained for the ADU to be legally habitable.

9. Marketing and Leasing

- **Marketing Strategy:** SMBUILD can assist clients with marketing ADUs for rent, ensuring they follow all local rental regulations. This might include professional photos or connections to local rental platforms.
- **Rental Agreements:** Work with an attorney or local experts to draft appropriate rental agreements for clients who wish to lease out the ADU.

SMBUILD Quick Tips

- **Pre-Approved ADU Plans:** SMBUILD can save time by using pre-approved designs for ADUs in your local area.
- **Leverage Modular Construction:** To reduce costs and construction time, SMBUILD could consider modular or prefab ADUs as part of the service offering.

- **Neighbor Relations:** Always inform neighbors about upcoming construction. SMBUILD fosters good communication to avoid conflicts during projects.
- **Smart Tech Integration:** Consider installing smart home systems (e.g., Nest thermostats, Ring doorbells) for energy efficiency and modern living.
- **Client Satisfaction:** Be transparent about timelines, costs, and the construction process. Ensuring SMBUILD clients have a smooth experience should be a top priority.

This version is custom-tailored for SMBUILD's operations and provides a roadmap for your company to efficiently manage ADU construction projects from start to finish. It's focused on your expertise and the specific needs of your clients!