

ADUs & You

A complete guide for
homeowners and investors





The next big shift is here

There is a quiet revolution happening across the country. Homeowners are reimagining how their land can serve them better.

Whether you want to create passive income, increase property value, or build multi-generational flexibility into your home, an ADU is one of the most powerful, future-ready investments you can make.

This handbook is designed for homeowners and small-scale investors who are considering an ADU for the first time — whether to generate rental income, create space for family, or unlock new value in their property.

Across the following chapters, you'll learn the full process of building an ADU — from early research and feasibility studies, to design and construction, to the realities of living with one. You'll also gain insights into zoning, financing, site preparation, and more.

At **ELMNTL**, we've spent years helping homeowners and investors turn small footprints into big opportunities through high-quality, modular ADUs. The lessons here are drawn from that experience — the missteps, the refinements, and the hard-won efficiencies.

Whether you partner with us or not, this guide aims to equip you with the clarity to make smart, confident decisions as you move forward.

What is an ADU?



An Accessory Dwelling Unit (ADU) is a self-contained secondary home built on the same lot as a primary residence. It usually has its own entrance, kitchen, bathroom, and living space. ADUs come in several forms: detached backyard units, attached additions, garage conversions, or basement apartments.

In Colorado and many other states, ADUs are becoming more accessible through zoning reforms that allow homeowners to add new housing without subdividing their lots.

❏ *In markets like Boulder County, a detached ADU can boost total property value by 25–35%, depending on design quality and rental potential.*

Why ADUs matter now

The appeal of ADUs has grown for both practical and cultural reasons:



Financial empowerment

ADUs can significantly increase property value and generate stable rental income.



Flexibility

They accommodate life changes, housing for aging parents, adult children, or even short-term guests.



Community impact

ADUs expand housing options within existing neighborhoods without changing their character.



Sustainability

Smaller footprints mean lower energy use, less material waste, and smarter land utilization.

What this guide covers

This handbook walks through every step of the process, framed through a homeowner and investor lens — not as a technical manual, but as a roadmap for turning a concept into a real, high-performing asset.

It's divided into six clear chapters:

01

Laying the groundwork: Research, feasibility & vision

02

Designing your ADU: Principles, pitfalls, and smart choices

03

**Navigating rules and setbacks:
Understanding local laws**

04

Financial planning: Making the right ADU choice

05

From idea to installation: How your ADU is built

06

Living with your ADU: Small space, big impact

Chapter 1:

Laying the groundwork:

Research, feasibility & vision

Before you start thinking about floor plans, finishes, or furniture, the most important step in building an ADU is defining *why* you're doing it. This chapter helps you identify your goals, understand what's possible on your property, and set a realistic path forward.



1. Start with the "why"

Ask yourself what role you want your ADU to play. Is it a source of income? A guest house? A future downsizing option? The "why" will influence almost every decision that follows — from the layout and finishes to whether you'll build a detached or attached structure.



Rental income

Long-term tenants or short-term guests.



Family flexibility

Space for parents, adult children, or visitors.



Work-life balance

A creative studio or remote office.



Investment strategy

Increasing resale value or creating a second asset.

Once you're clear on your primary goal, every other decision becomes easier to evaluate.

A rental-focused ADU might prioritize different layouts and finishes than a family guest house. Your "why" also helps you communicate more effectively with designers, contractors, and lenders throughout the process.

2. Understand your site

Every property is unique. Start by studying your site carefully — both its physical characteristics and its legal constraints.



Topography

Is your land sloped or flat? This impacts foundation costs.



Access

How will residents reach the ADU shared driveway, side gate, or separate path?



Utilities

Where are your existing water, sewer, and electrical connections?



Sun and shade

Orientation affects light quality and energy performance.



Privacy and views

Small adjustments to placement can make a big difference in livability.

If possible, sketch a rough map of your lot showing property boundaries, your main house, and potential ADU placement options. This becomes a useful tool when speaking with designers or builders.



3. Zoning and feasibility

Before moving too far ahead, verify whether your property is eligible for an ADU. Zoning codes vary city to city, and sometimes lot by lot.

Check these basics early:

Zoning district

Does your lot's zoning allow ADUs?

Lot size & coverage

Is the property large enough to build?

Setbacks

Required distances from property lines

Parking & height

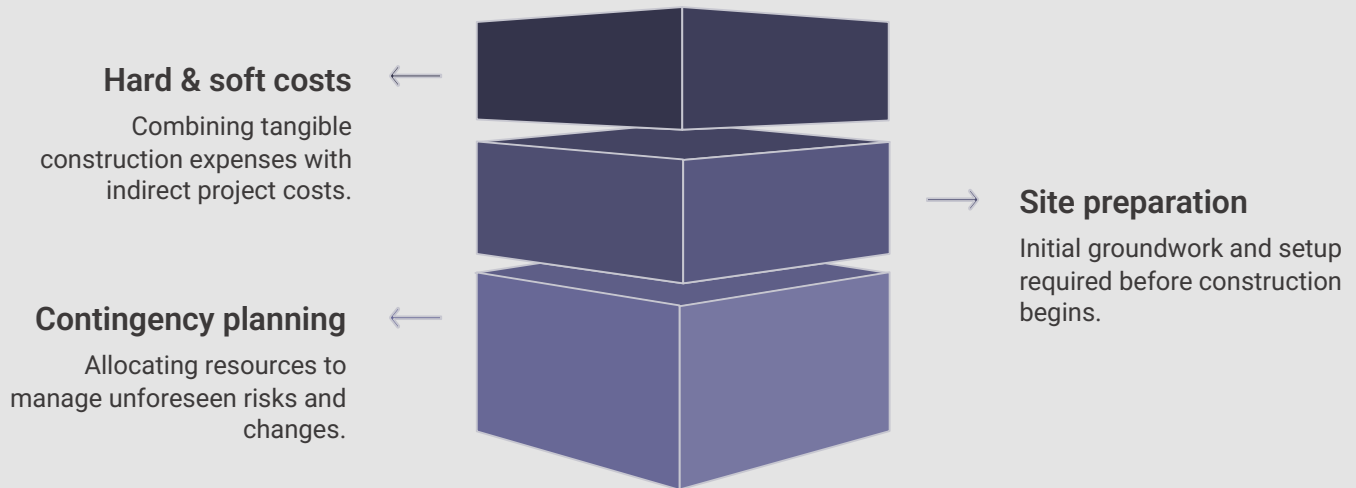
Parking rules and maximum height limits



In Colorado, zoning authority is largely local. The state has encouraged ADU development in many municipalities, but each city — Denver, Boulder, Fort Collins, Colorado Springs — has its own specific code. Visit your city's planning department website or reach out directly to confirm requirements for your parcel.

4. Establish your budget and timeline

Even at this early stage, start forming a realistic sense of what you can afford. Costs can vary widely depending on size, finishes, and site conditions.



Timelines also vary — traditional site-built ADUs can take 9–12 months, while modular or prefab ADUs can often be completed in 3–6 months once permits are approved.

📌 **Pro tip** — Your timeline starts with permits, not with the build. Build some buffer into your schedule.

Chapter 2:

Planning your ADU:

From concept to design

Once you've established your "why" and confirmed that your site can accommodate an ADU, it's time to start shaping what that ADU will actually be. This chapter walks you through the big-picture planning decisions that will define your project — from understanding your property potential to making smart design choices that maximize space, privacy, and long-term value.



1. Understand your property's build potential

Before finalizing any layout or structure type, confirm how much you can actually build. Start by revisiting your city's zoning and building codes. The following factors will influence the overall scale and form of your ADU:



Setbacks

The required distance between your ADU and your property lines or other structures. These can vary depending on whether the ADU is detached, attached, or a garage conversion.



Lot coverage and FAR

Local codes typically limit the total area of structures relative to your lot size.



Height limits

Most residential zones restrict ADUs to one or two stories.



Utility easements and drainage paths

Make sure you're not planning on an area with underground utilities or stormwater flow zones.

If you're in Colorado, refer to your local planning department (for example, Denver's Community Planning & Development Department or Boulder's Planning & Zoning Division) for setback maps and ADU feasibility tools.



Start your site plan with setbacks. They define the buildable envelope — everything else fits inside that.

2. Choose your ADU type strategically

While there are many variations of ADUs, most fall into one of three categories:



Detached ADU

A free-standing unit separate from your main house. Offers maximum privacy but can be more costly.



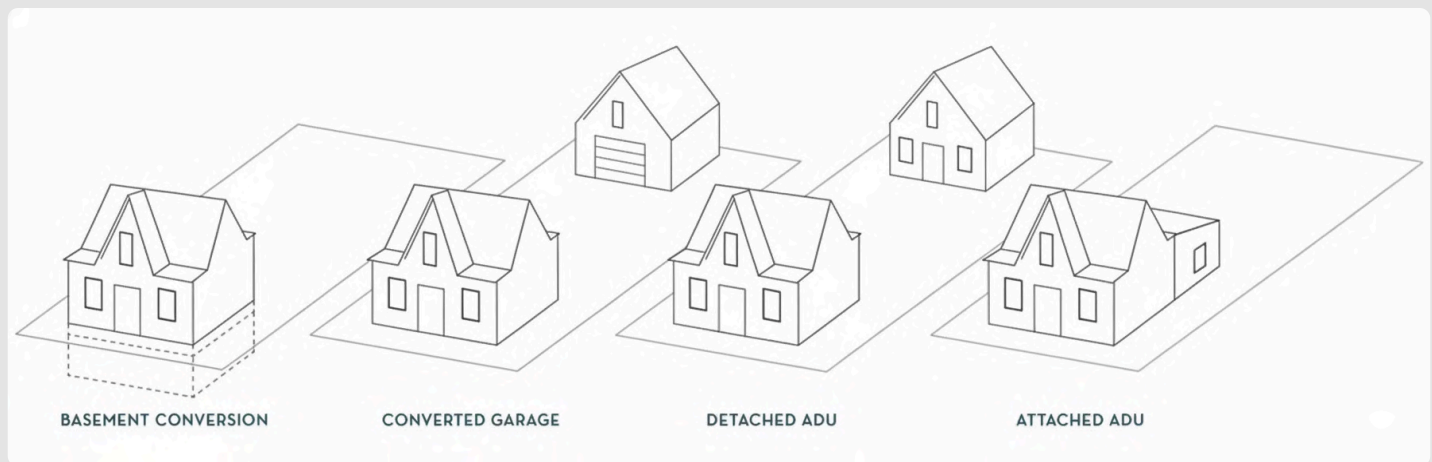
Attached ADU

Shares a wall with the main house; often easier to connect utilities and more affordable.



Garage or basement conversion

Transforms existing square footage into a livable unit; ideal for cost-conscious investors.



Each option has its own balance of cost, design flexibility, and impact on property value. Detached ADUs tend to yield higher rental income and resale appeal, while conversions are faster and more affordable to execute.

3. Space efficiency principles

ADUs live and die by how well they use space. Even a 400-square-foot unit can feel generous if it's well designed. Here are a few rules of thumb:

- **Think vertically**

Use tall ceilings and storage walls to open up compact footprints.

- **Avoid long corridors**

Every square foot should serve a purpose.

- **Combine functions**

Consider fold-down desks, convertible sofas, and built-in dining counters.

- **Light is space**

Maximize windows, skylights, and glass doors to connect indoors and out.

- **Keep circulation simple**

Fewer doorways and cleaner sightlines make a small footprint feel large.

📌 Great design isn't about size — it's about flow.



4. Privacy and placement

When adding a second dwelling on your lot, consider both your privacy and that of your future occupants. The goal is to create independence without isolation.

- **Window placement:** angle windows to frame views rather than face your main home or neighbors directly.
- **Entry access:** give the ADU a distinct path or gate if possible.
- **Outdoor zones:** even a small patio or deck helps define private outdoor space.



5. Smart investor tips

As an investor or homeowner planning for returns, focus on design decisions that increase usability and value:



- **Include a full kitchen:** even a compact one. It turns a "studio" into a true dwelling unit.
- **Incorporate storage cleverly:** tenants value function over finishes.
- **Design for dual-use:** an ADU designed for rental today might serve family needs tomorrow. Keep layouts flexible.
- **Go energy efficient:** lower utility bills attract long-term tenants and boost resale.

❏ **Build once, earn twice.** ADUs with full kitchens command a significant resale premium over comparable homes without ADUs.

6. Design red flags to avoid

There are a few common design mistakes that can undermine both livability and code compliance:

Overly complex rooflines or shapes that drive up costs without adding value.

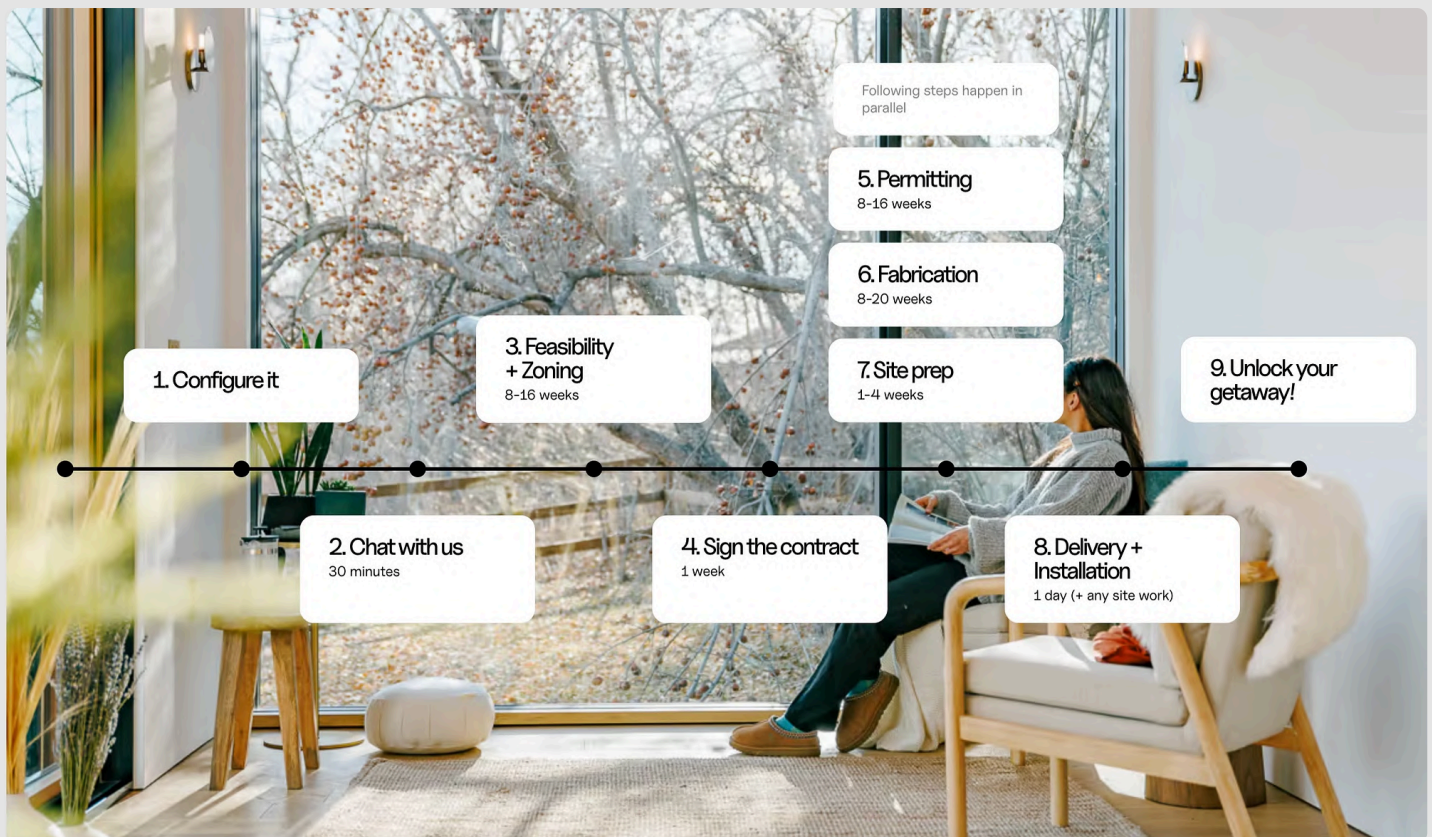
Poor window placement either too few (dark interiors) or too many (privacy issues).

Ignoring setback rules violations can trigger redesigns and costly delays.

Cramming too much in or overdesigning leads to tight, awkward spaces.

Keep it simple, functional, and adaptable.

7. The ELMNTL design process



Chapter 3:

Understanding regulations, permits, and setbacks

Zoning laws, permits, and setback requirements may not be glamorous, but they determine whether your project moves smoothly or gets tangled in paperwork.

For most homeowners and small-scale investors, this is where the path to an ADU can start to feel murky. But once you understand how these rules are organized and how they're evolving, especially in places like Colorado — the process becomes much more manageable.

This chapter explains how to interpret the rules, navigate the approvals, and plan your project for success.



1. The three layers of ADU regulation

Every ADU project in the U.S. is shaped by three overlapping layers of regulation:



State-level policy

Across the country, states are beginning to reform their zoning codes to encourage ADUs as a gentle, low-impact form of housing. In Colorado, for instance, new legislation passed in 2024 requires many municipalities to make it easier for homeowners to build ADUs in single-family zones — allowing them "by right," easing parking and lot size restrictions, and reducing red tape.

These changes reflect a broader national trend: ADUs are being recognized as a key tool to increase housing flexibility and affordability.



Local zoning ordinances

Your local zoning code determines what you can actually build on your property. Even when state law allows ADUs, cities and counties still define the details — such as:

- Whether an ADU can be detached, attached, or over a garage
- How large it can be, relative to your lot or primary home
- How tall it can be
- How far it must sit from your property lines (setbacks)
- Whether additional parking is required



Building codes

Once zoning approval is secured, your project must meet building, electrical, plumbing, and energy codes. Most jurisdictions follow the International Residential Code (IRC) with local amendments.

If you're purchasing a modular ADU, much of this compliance work is already handled during fabrication. These units are typically state-certified, meaning they've been pre-reviewed for code compliance — a major time-saver and a key reason modular construction is gaining traction.

2. The permitting process

While every city operates differently, most ADU projects follow a familiar sequence:



Step 1 — Pre-application review

Schedule an early meeting with your local planning department. Bring a basic site plan showing property lines, your main dwelling, and the proposed ADU location. This helps identify constraints like setbacks, easements, or slope early on.



Step 2 — Zoning review

Your ADU layout is checked for compliance with local zoning requirements. Some cities require neighborhood notification or design review at this stage.



Step 3 — Building permit submission

Once zoning is approved, submit detailed construction drawings, engineering certifications, and energy documentation. For modular ADUs, factory-issued compliance documents can simplify and accelerate this step.



Step 4 — Site work and inspections

Inspectors review your foundation, utility hookups, and on-site connections once the unit is delivered.



Step 5 — Certificate of occupancy

Once all final inspections pass, you receive your occupancy certificate — allowing you to rent or occupy the unit.

- ❏ **Smart Tip:** Planning departments often offer "pre-submittal" or "over-the-counter" sessions for smaller ADUs. These are invaluable opportunities to clarify expectations and spot potential red flags before formal submission.

3. Understanding setbacks

Setbacks are among the most critical — and commonly misunderstood — elements of ADU design. A setback is the minimum distance your ADU must maintain from property boundaries, existing structures, or the street. They ensure safety, privacy, and access for maintenance and utilities.

Typical residential setback ranges

Although each municipality sets its own standards, most single-family zones follow general patterns like:



Rear yard

4–10 feet



Side yard

4–6 feet



Front yard

Aligned with the primary dwelling



Separation from main house

6–10 feet

Setbacks can dramatically affect both the footprint and placement of your ADU — especially on smaller urban lots.

Design red flags:

- **Corner lots:** often have two front setbacks, reducing available build area.
- **Utility easements:** may prohibit construction even within otherwise buildable areas.
- **Sloped or irregular lots:** height and setback measurements may be taken from average grade, not absolute ground level.
- **Fire access:** local fire departments may require clear driveways or side yards for emergency vehicle access.

To avoid surprises, always request a property improvement survey (PIS) before finalizing your layout. It's one of the simplest ways to ensure you're designing within your property's true buildable area.

4. The importance of research and due diligence



Zoning rules are not static — especially in regions experiencing rapid growth. What's allowed today might look different a year from now as cities continue to refine how they handle accessory dwellings.

Investors who approach ADUs as a long-term strategy should periodically check local planning updates and development codes. In Colorado, for example, both the Department of Local Affairs (DOLA) and many municipalities publish ADU-specific guides and code updates on their websites.

ADU regulations exist to ensure projects are safe, thoughtful, and integrated with their neighborhoods. Once you understand how these layers interact, you'll find the system less like a maze — and more like a map.

Before moving ahead, complete this quick regulatory checklist:

- My property's zoning district:
- Minimum setbacks (front/side/rear):
- Maximum ADU size allowed:
- Lot coverage limit:
- Parking requirement (if any):
- Known easements or access constraints:

Having these details organized before design will make your next steps — choosing the right ADU model and preparing your site — far smoother.

Chapter 4:

Financial planning, costs & returns

This chapter is where numbers meet reality. Building an ADU isn't just about what you can build — it's about what makes financial sense for your specific goals, property, and long-term plans.

By the end of this section, you should know:

- How to define your financial envelope
- What drives costs and where the money actually goes
- How to finance your project smartly (with or without equity)
- How to plan for returns that make the ADU an asset, not just an addition



1. The decision framework: Three filters that matter

Every good ADU decision passes through three filters — in this order:

Use case	Budget envelope	Site fit & schedule
What's the primary goal: steady income, increased property value, family flexibility, or lifestyle upgrade?	What can you comfortably afford (not just what the bank says you can)?	What can actually be built within zoning, access, and time constraints?

Most mistakes happen when people skip filter two — dreaming up a beautiful project before setting a financial boundary.



2. The anatomy of cost: Where the money goes

ADU projects look deceptively simple — until you itemize costs. Here's the clean breakdown you should plan for:

Category	Description	Typical Range
Design & permitting	Architectural drawings, energy reports, engineering, city fees	4–10%
Site prep & foundation	Grading, footings, utility trenches, access road	8–20%
Unit construction / purchase	Structure, finishes, modular unit cost	45–60%
Delivery, setup & hookups	Transport, crane, connection to main house utilities	8–15%
Finishes & landscaping	Decks, driveways, planting, fencing	3–8%
Contingency	Always plan for the unknown	10–15%

Example scenarios (for reference only)

- Studio (400 sq ft) → ~\$200K total build cost
- 1-Bed (600 sq ft) → ~\$250K total build cost
- 2-Bed (700 sq ft) → ~\$350K total build cost

The cost-per-square-foot trend flattens as you size up — because fixed costs (foundation, hookups, permits) don't scale linearly. So while bigger units cost more, they often have better ROI per square foot.



Investor lens: The smartest ADU isn't the cheapest to build — it's the one that gives the best return per dollar invested.

3. Cost-saving moves that retain value

Building smarter takes planning. These moves preserve both value and build quality:



Lock pricing early

Fixed modular pricing protects against mid-project inflation



Simplify finishes

Functionality trumps luxury you can always upgrade later



Short utility runs

Place the ADU near existing mains when possible



Multi-use design

Design for both long-term rental and guest use; flexibility is value



Durability first

Spend on things that age well roofs, windows, waterproofing, flooring



Avoid customization rabbit holes

Custom always costs more than you expect

4. Financing your ADU: building smart capital

Most homeowners and small investors get stuck here — not in design or permitting, but in financing. The good news: ADU financing is evolving fast, and multiple paths exist depending on your equity, credit, and goals.

How to prepare for financing

Even before you talk to lenders, prepare a one-page financial snapshot:

- Estimated project cost (total)
- Breakdown by category (site prep, unit, setup, contingency)
- Expected rent or use value
- Repayment horizon (5, 10, 15 years)
- Proof of property ownership and current mortgage details

📌 **Insider tip:** Lenders love seeing comparable ADU rents from your neighborhood. Pull three examples from Zillow or AirDNA and include them in your packet — it shows serious preparation.



Financing pathways

1

Home equity line of credit (HELOC)

Borrow against the existing equity in your primary home. Typically offers variable rates, interest-only payments during the draw period. Best for smaller ADUs or phased construction.

- **Pros:** Fast approval, flexible draw
- **Cons:** Rates fluctuate; your home is collateral

2

Home equity loan

Fixed-rate lump-sum loan secured by home equity. Predictable repayment schedule — ideal if you know your total cost.

- **Pros:** Stability, simple paperwork
- **Cons:** Larger monthly payments vs. HELOC

3

Cash-out refinance

Replace your existing mortgage with a new, larger one. The difference gives you ADU capital. Works best if your current interest rate is higher than today's market rate.

- **Pros:** Long-term, lower-rate funding
- **Cons:** Higher closing costs; you restart your mortgage term

4

Construction loan → permanent financing

Two-phase loan: short-term (during build) converts to long-term mortgage at completion. Common for ground-up or modular installs requiring staged disbursement.

- **Pros:** Uses "as-completed" property value; ideal for larger ADUs
- **Cons:** Requires appraisals, inspections, more paperwork

5

ADU-specific loan programs

Some lenders now offer ADU-focused loan products with simplified underwriting. Typically recognize rental income potential in the qualification process.

- **Pros:** Tailored for ADU scale; recognize income potential
- **Cons:** Availability still limited geographically

6

401(k) or retirement loan

Borrow against your own retirement funds.

- **Pros:** No credit check, interest paid back to yourself
- **Cons:** Risk of penalties if not repaid on time; reduces retirement compounding

Decision checklist

- ☒ Total budget defined (with 10–15% contingency)
- ☒ Comparable rents identified
- ☒ Financing pre-qualified
- ☒ Loan structure fits timeline
- ☒ Zoning and permitting confirmed
- ☒ Utility costs quoted
- ☒ Exit plan defined (rent, refinance, resale)

☐ **Red flag:** Never max out your primary mortgage and then use a HELOC for the ADU. It ties all your leverage to one property, reducing flexibility if you need to sell or refinance later.

Chapter 5:

The build process

The moment when your ADU starts to exist in physical space.

For most homeowners and investors, this stage raises the biggest questions: How long will it take? What actually happens during construction? How do modular builds differ from traditional ones? This chapter answers all of those — with a focus on clarity, sequence, and practical expectations.



Two paths to building an ADU

There are two primary methods for constructing an ADU: on-site (stick-built) and off-site (modular or prefab). Both ultimately achieve the same goal — a high-quality secondary dwelling — but they differ dramatically in process, timeline, and complexity.

On-Site (stick-built)

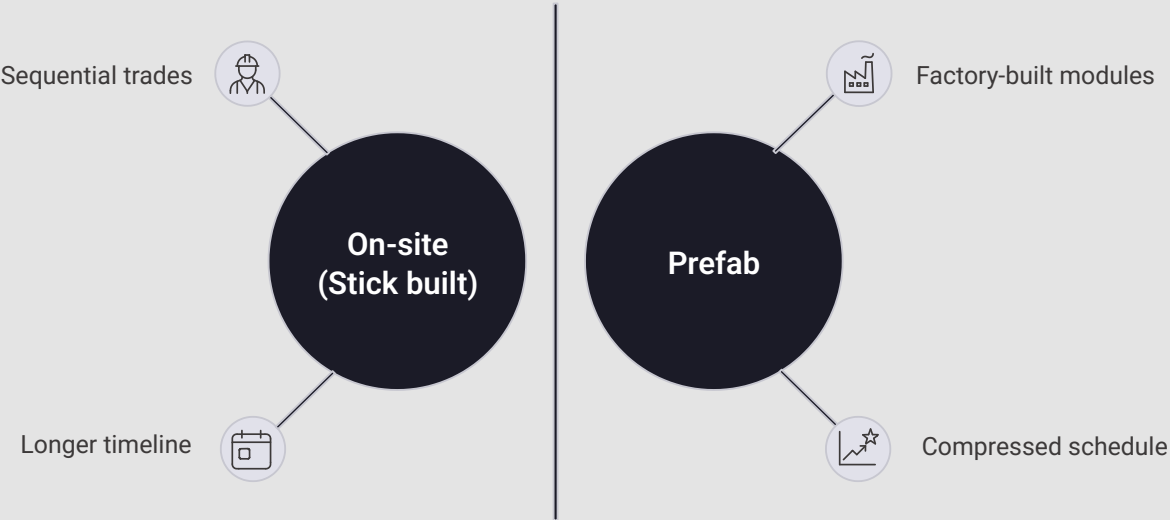
In a stick-built ADU, all construction happens directly on your property. The process begins once permits are issued and can take anywhere from six months to a year, depending on complexity and local contractor availability.

Every phase — foundation, framing, roofing, insulation, electrical, plumbing, and finishing — is carried out sequentially by various subcontractors. Weather delays, inspection scheduling, and coordination between trades can add unpredictability and time.

Prefab

In a modular or prefab approach, much of the building happens off-site, inside a controlled environment. The structure — often 80–90% complete — is constructed simultaneously while the foundation is being prepared on your property.

This parallel workflow significantly compresses the overall timeline, with most modular ADUs reaching installation readiness within 8–10 weeks of final design approval. Quality control is often higher because every step, from framing to insulation, is executed under factory precision and constant inspection. It's a fully enclosed, finished dwelling awaiting connection to utilities and final detailing. The installation itself typically takes one to two days, followed by a short finishing period.



The prefab installation process

Step 1: Site preparation

Once permits are secured and the modular unit is in production, attention shifts to your property for site preparation. This critical phase ensures a seamless and efficient installation day. Typically spanning 2–4 weeks before the ADU delivery, site prep involves meticulous planning and execution to create the perfect landing spot for your new dwelling.





Foundation setup

Depending on your site's specific conditions and local building codes, your ADU can be placed on various foundation types. Options include robust concrete slabs, flexible pier systems, or sturdy stem wall foundations. Modular structures are engineered for versatility, accommodating multiple foundation solutions suitable for both permanent and semi-permanent installations.



Utility routing

This step involves excavating trenches to extend essential utility lines—power, water, and sewer—from your existing connections to the ADU's designated location. These lines are carefully prepared (stubbed and capped) to be perfectly aligned for final, swift connection immediately upon the unit's arrival and placement.



Access & logistics

A detailed site survey is conducted to map out optimal delivery routes, ensure sufficient turning radii for large transport vehicles, and identify precise crane placement points. To facilitate the smooth delivery and installation of the ADU, temporary modifications might be necessary, such as temporarily removing fences, strategically trimming trees, or leveling small areas of your property.

Step 2: Delivery and placement

Delivery day is the culmination of months of planning and coordination, transforming your property into an active construction site for a short, intense period. This phase is characterized by precision and efficiency, ensuring the safe and accurate placement of your completed ADU module.



Arrival



The completed ADU module, often 80-90% finished, arrives on a specialized flatbed truck, meticulously protected from the elements and ready for immediate installation.

Lift and place



With expert precision, the module is carefully hoisted into the air. Ground spotters guide the crane operator, ensuring the dwelling is lowered onto the prepared foundation with inch-level accuracy.

Leveling and anchoring



Once perfectly positioned, the ADU unit is securely anchored to the foundation. Structural tie-downs are installed according to the engineer's specifications, ensuring the building's stability and adherence to local codes.

Step 3: Utility connection and finishing

With your modular ADU firmly anchored to its permanent foundation, the project transitions into its critical final phase: utility connection and meticulous finishing. This stage transforms the structurally complete module into a fully operational and aesthetically integrated living space, ready for occupancy.



It encompasses the vital process of linking your new dwelling to essential services like electricity, water, and waste, alongside refining its exterior and interior to seamlessly blend with your existing property. This detailed phase is not just about functionality; it ensures every aspect meets stringent safety standards, local building codes, and your specific design expectations. While highly efficient, this crucial period typically spans one to two weeks, a duration influenced by the swiftness of local inspection approvals and any unique site-specific requirements.



Utility tie-ins

Skilled electricians and plumbers connect the ADU's pre-fitted systems to the main property's utility lines. This involves hooking up electrical panels, water supply, wastewater drainage, and any gas lines. Each connection is meticulously tested, pressure-checked, and verified to meet all safety and code requirements, ensuring seamless functionality.



Exterior finishing

With the structural work complete, attention turns to the exterior aesthetics. Skirting or foundation trim is installed to conceal the structural base, seamlessly blending the ADU into its surroundings. Any necessary decks, porches, or stairs are constructed and attached, providing safe and accessible entryways that complement the home's design.



Interior review

Before final inspections, the construction team conducts a comprehensive interior walkthrough. This meticulous review addresses any minor adjustments that may be needed due to transit, ensures all fixtures and finishes are pristine, and confirms that every detail meets the high-quality standards expected for your new living space.



Final inspection & occupancy

The culmination of the build process is the final inspection by the local building department. This review confirms that all aspects of the ADU meet local building codes, safety regulations, and permit requirements. Upon successful completion, a Certificate of Occupancy is issued, officially deeming your new ADU safe, legal, and ready for use.

The Typical Modular ADU Timeline

Phase	Duration	Milestones
Design finalization & permitting	6–10 weeks	Approved plans and site layout
Site prep & foundation	2–4 weeks	Foundation complete, utilities stubbed
Off-site construction	6–8 weeks	Unit built, inspected, and ready for delivery
Installation & hookups	1 day	Unit set, connected, and weather-sealed
Final inspection & handover	1 day	Occupancy approval and owner walkthrough

Total estimated time: ~7 months from permit to occupancy — compared to 12–14 months for a conventional build.

Weather delays, material shortages, and subcontractor overlaps — all common in traditional construction — are virtually eliminated. The process works because it's built around precision, not improvisation.

In essence, modular construction transforms homebuilding from a chaotic sequence into a synchronized event — one where quality, predictability, and peace of mind all arrive on the same truck.

Chapter 6:

Living with your ADU

So, the keys are in hand. The foundation's cured. The doors open smoothly, and there's that unmistakable smell of new wood and promise. Your ADU is complete — but the real part of owning one begins now.



Settling in

When an ADU becomes part of your property, it changes the rhythm of your space. Maybe it's a rental. Maybe it's a studio. Maybe it's a quiet refuge for family.

Whatever the purpose, good planning in this phase sets the tone for the years ahead.



Define access early. Separate paths or entries help maintain privacy for both you and your guests or tenants. Even a simple gravel walkway or subtle landscaping division can make a big difference.



Integrate visually. Plantings, exterior finishes, or lighting can connect the ADU to the main property so it feels cohesive — part of the same story, not an afterthought.



Think about utilities. If water, heat, or power are shared, keep a clear understanding of usage and billing. Smart meters or sub-meters can simplify that relationship.



Plan for parking. Some municipalities (including many in Colorado) have relaxed ADU parking requirements, but it's still best to communicate expectations clearly with tenants or guests.

Everyday maintenance and upkeep

Modular and prefab structures are built to last — precision-made, tightly sealed, and energy efficient — but they still need care to perform well for decades.



Seasonal checks

Clear gutters, inspect seals and flashing, check crawl spaces or piers for shifting or moisture.



Exterior protection

A light wash every year prevents buildup and preserves siding finishes.



Drainage awareness

Make sure downspouts extend away from the foundation. Good grading is your best defense against water issues.



Snow and weather

In high-altitude regions, remove heavy snow from roofs and decks. Even a small structure bears big loads in winter.



Simple, configurable ADUs, handcrafted in Colorado.

ELMNTL designs and builds modular homes and ADUs made for real life. Each space is thoughtfully crafted to balance beauty, durability, and performance that creates a foundation that's adaptable today and ready for what's next.

We simplify the path to adding space: from design and fabrication to delivery and placement. Our modular system works across sites and climates. Whether you're creating a backyard ADU, a primary home, or a flexible space that evolves over time.

ELMNTL

Forged for the wild

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