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Electronic Newsletter for Green Residential Building

August 2009

Sponsors



Mission

Our mission is to promote ecologically friendly home building methods and practices, and to enhance our communities through leadership in sustainable development.

Non-Profit

Featured Project

View the case study [here](#).Dwell Development

Project: 1756, 1758, 1760, & 1762 18th Avenue S, Seattle, WA.

This month's featured projects are four, 5-Star single-family homes in the Beacon Hill neighborhood of Seattle. Dwell Development has created a community of single-family homes that balance sustainable building with modern design. During construction, Dwell achieved a 90 to 95 percent waste diversion rate and salvaged a high percentage of lumber that was reabsorbed into the surrounding neighborhood. In the energy field, two of the homes feature an 800 watt photovoltaic system and all four tested to be 32 percent more efficient than code. Additionally, the project incorporates a variety of locally produced and recycled materials in both the interior and exterior finishes.

Vital Stats

Location: Seattle - Beacon Hill

Star Level: 5-Star

Checklist: Single Family

Size: approx. 1,700 square feet

Feature

2009 Built Green® Incentive

The King County/Seattle Built Green Incentive will be available for the 2009 round of applications. The 2009 round of applications will open on **July 15** and close **September 18, 2009**. The Built Green Incentive provides funding for single-family residential, townhome, community, multifamily development and now remodel projects to certify at the program's higher 4-Star and 5-Star levels. The funding is intended to help offset the cost of certifying and designing innovative projects that meet green building standards. Eligible projects may receive between \$2,500 and \$20,000 depending on the project type and level of green design and building elements employed.

The King County/Seattle Built Green Incentive was established to encourage developers, builders and residents building new homes to use green building standards while attempting to address barriers such as higher upfront costs for projects. Grant award projects will serve as demonstrations of high performance, replicable, green housing for the region.

The Built Green Incentive application period opens on July 15, and will close on **Sept. 18** at midnight (Pacific Time). For incentive details and information on applying, please the [website](#).



Call for Submissions

10x10x10: Ten Builders, Ten Slides, Ten Minutes Application Period Now Open

Friday, September 25, Seattle Public Library Microsoft Auditorium, Seattle Hosted by the Northwest EcoBuilding Guild Mark, the 10x10x10 is an annual green building event you won't want to miss. This event is a high-energy introduction to ten cutting-edge sustainable building projects in and around Seattle. The annual green building "slam" features fast-paced presentations by the region's leading green builders and delicious food and drink. Submissions are now being accepted and ticket sales start soon.

For guidelines and submissions, visit the [website](#).

Events

Built Green is a non-profit 501(c)3 organization accepting donations to promote green building and education programs

Section	Points
Site and Water	125
Energy Efficiency	112
Indoor Air Quality	133
Material Efficiency	136
Size Multiplier	1.10
Project Total Score	557

Some of the many green features of the project include:

Statistics

Total homes certified since 2000
14,552

Total homes certified 2009
881

Total BG member companies
681

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Site and Water Protection

- Used rain barrels and green roof planters, rain barrels will provide 100 gallons of water storage per unit
- Limited plants in landscaping, instead used gravel and drought tolerant grasses
- Rainwater collection and extensive pervious surfaces will provide 100 percent of site's irrigation needs
- Use of low-toxic outdoor materials for landscaping such as stone and lpe decking
- Limited turf grass to less than 25% of landscaped area
- Selected lower flow 1.7 gallon per minute (gpm) kitchen and 1.1/1.5 gpm bathroom faucets
- Used dual flush toilets in all bathrooms
- No garage used on two homes, the other two homes used small 1-car garages
- Overall design creates enhanced outdoor space that encourages community among residents

Energy Efficiency

- Two homes feature 800 watt PV system, 2 homes pre-wired
- Envelope 10 percent more energy efficient than Washington energy code
- Blower door test demonstrated air leakage ranging from 0.15 - 0.22 ACH
- 32 percent reduction in space conditioning energy over IECC04
- Homes also certified through Energy Star Northwest
- Opted to use natural, updraft cooling instead of air conditioner
- Used high-efficiency hydronic heating system with separate zones for sleeping and living
- Installed on-demand hot water heating for

**[West Coast Green 2009 – Built Green Discount](#)
October 1-3, Fort Mason Center, San Francisco CA**

Built Green is proud to partner with West Coast Green – the largest interactive conference on green innovation for the built environment.

With this alliance, your Built Green membership allows you a 20% DISCOUNT OFF OF A FULL CONFERENCE PASS to West Coast Green 2009! Register now with your discount by clicking [here!](#)

Your pass includes access to all Keynotes, Leadership Summits, Education and Networking Sessions and the Tradeshow Floor.

Join the community of 14,000 international innovators and entrepreneurs at West Coast Green, returning to San Francisco at the Fort Mason Center October 1-3, 2009, and collaborate to turn passion into action and transform the built environment.

The West Coast Green experience is a feast of innovations, ideas and opportunities designed to expand your business, widen your vision, and stimulate your thinking with the latest best practices and key players in building, business and design:

- Interactive sessions and summits on topics including Smart Systems, Clean Tech Innovations, The New Energy Economy, Social Innovations and more!
- [Design Charrettes and Conversation Salons](#) facilitated by industry experts that tackle real-world issues and create valuable connections
- [Top speakers](#) who share their technical knowledge, on-the-ground expertise, and visionary wisdom while inspiring action and change
- [Expo floor](#) featuring over 300 companies showcasing the most current products and technologies; innovations so new that they have yet to hit the market

Discover what inspires you to create change.

Register now with your discount by clicking [here!](#)

**[Environmental Initiatives for 2009 and Beyond: A look at recent and emerging environmental regulations and their impact](#)
Friday, September 11, Washington State Convention & Trade Center, Seattle**

Join leading attorneys, consultants and government representatives for these topics: 2009 Legislative Session Wrap-up & What's Ahead for 2010 Energy Efficiency Measures Current Status of Cap and Trade Stormwater Permits Carbon Reporting. This seminar includes a special rate for government employees and non-profits. This seminar will be of great value to municipal, state, and federal employees, and there is a \$100 discount. Government employees can attend this seminar for \$395. For more information and to register, click [here](#).

 **Classes**

space heating

- Energy Star front loading washers, gas clothes dryers, dishwashers, refrigerators, and heating equipment

Indoor Air Quality

- Chose wood floor, sealed concrete, and ceramic in lieu of carpet
- Used urea formaldehyde-free insulation, cabinets, and trim
- During construction, took measures to reduce moisture and construction dust
- Trained subcontractors on healthy jobsite plan and workplace safety
- Low-VOC/low-toxic paints used for all interior surfaces
- Used sealed combustion heating and hot water system
- Installed whole house radiant heating system
- Two units have no garages, others have garage sealed with exhaust fan
- Used Greenguard certified EcoBatt insulation
- Used sloped sill pan with end dams and back dams for windows, sills, and exterior doors
- Hose tested windows to ensure seals

Material Use

- Achieved 90 to 95 percent overall construction waste diversion rate
- Invited neighborhood to use salvaged siding, beams, and some framing lumber from site
- Chose locally produced cedar siding, framing lumber, and concrete
- Reduced interior walls through open living space design
- Used domestic birch panels for interior doors
- Chose Ceasarstone for countertops
- Used concrete subfloor as finish floor
- Used fiberglass windows as an alternative to vinyl
- Selected a 50-year warranted siding product

To see other previously featured virtual tours, [click here](#).

Picture courtesy of Tucker English.



New Members

Classes listed below are approved workshops for fulfilling the annual Built Green education requirement for certifying projects.

[Introduction to Built Green®](#)

Tuesday, August 11, MBA Housing Center, Bellevue

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, August 11 at the MBA Housing Center, 335 116th Ave. SE in Bellevue. Learn how to certify a project and use the checklist, how to join, how the program works and other resources. The seminar presents examples of projects and covers how to fill out the Built Green checklist. This orientation has a cost of \$30 and is required in order to certify homes as Built Green. To register, contact the MBA University registrar at education@mbaks.com or go [online](#).

[Air Barriers Solutions 2009](#)

Wednesday & Thursday, August 12 & 13, Seattle Marriot, Seattle

Run by Air Barrier Solutions 2009 will provide design-build contractors with a better understanding of air barrier requirements. Industry leading experts will demonstrate how to successfully implement an effective, airtight barrier into current construction projects. Attendees will learn how to identify major pitfalls that lead to a failed building enclosure and understand the components required for building pressure testing on a large structure. Additionally, a representative from the United States Army Corps of Engineers (USACE) – Construction Engineering Laboratories (CERL) will be in attendance to instruct on the Air Barrier Performance Requirement and its inclusion in contract requirements. Costs are \$585 for the two day seminar.

For more information and to register, click [here](#).

[Do It Yourself Home Weatherization Workshop](#) **Saturday, August 22, Fertile Ground Community Center, Olympia**

Hosted by the Fertile Ground Community Center, during this free workshop you will participate in discussions on energy audits of historic homes, low-cost, DIY solutions, energy & cost savings analysis, available incentives and rebates, hardware upgrades, weatherizing windows and doors, insulation options, and green plumbing. The workshops run from 9 a.m. to 4 p.m.

For more information and to register, click [here](#) or call (360) 352-2428.

[Green Building for Professionals](#)

Tuesday & Wednesday, September 22 & 23, MBA Housing Center, Bellevue

Learn how green homes provide buyers with lower energy costs and higher value. This course for building professionals discusses strategies for incorporating green building principles into homes without driving up the cost of construction. Students will learn how green homes provide buyers with lower maintenance costs, better indoor air quality and better long-term value. Techniques are also discussed for competitively differentiating your home products with increased indoor environmental quality as well as energy and resource efficiency. From 8 a.m. to 5 p.m., Tuesday and Wednesday at the MBA Housing Center, 335 116th Ave. SE in Bellevue. Costs are \$250 member / \$275 non-member. For more information and to register, click [here](#).

[Healthy Homes for Building Professionals](#)

October 1 through November 12, Seattle

Are you a Built Green member and a member of the Master Builders Association? Then your company is designated with a small green tree on the Master Builders Association [website](#) as a Built Green member. Your company is also listed on the Built Green [website](#).

Welcome to our newest member companies!

310 Design + Fabrication
(206) 784-0865 in Seattle

Bauer Homes Inc.
(425) 776-4186 in Mountlake Terrace

Jorge A. Ochoa General Contractor
(206) 953-2669 in Redmond

Pinnacle Inspections
Saving the world 1 house at a time
(360) 752-1132 in Bellingham

Tutko Landscaping & Nursery Inc.
(425) 868-4827 in Redmond

West Coast Central Vacuum
(360) 805-1545 in Monroe



New Certifications

Congratulations to [Aspen Homes](#) for certifying the single-family homes at 6755 266th Ct SE & 1773 Harrison Ct NE in Issaquah as **4-star** Built Green; [Bender Chaffey](#) for certifying the single-family home at 26546 SE Grand Ridge Drive in Issaquah as **5-star** Built Green; **Bevins, Cayce, and Gain** for certifying the units at 2445, 2447A, 2447B, 2449, 2451A, and 2451B 55th Ave SW in Seattle as **3-star** Built Green; [Blox Construction](#) for certifying the single-family homes at 215 NW 60th Street and 158 NW 59th Street in Seattle as **4-star** Built Green; **Brace Development** for certifying the single-family home at 417 West Raye in Seattle as **3-star** Built Green; **Cedar Sound Building** for certifying the 60th Street Cottages in Seattle as **4-star** Built Green; [Cobb Construction](#) for certifying the townhomes at 5933, 5935, and 5937 California Avenue SW in Seattle as **3-star** Built Green; [Conner Remodeling](#) for certifying the remodel at 9715 Phinney Avenue N in Seattle as **3-star** Built Green; **Country Construction** for certifying the single-family home at 12509 NE 65th Street in Kirkland as 5-star Built Green; [Dwell Development](#) for certifying the single-family homes at 1756, 1758, 1760, and 1762 18th Ave S in Seattle as **5-star** Built Green; **G & G Development** for certifying the single-family homes at 215, 217, 219, 721, and 723 42nd Street in Seattle as **4-star** Built Green; [Gaspar's Construction](#) for certifying the single-family home at 2817 10th Avenue E in Seattle as **3-star** Built Green; [J A S Design Build](#) for certifying the remodel at 816 35th Avenue in Seattle as **3-star** Built Green; [Lakeview Design & Construction](#) for certifying the remodel at 7538 31st Avenue NW in Seattle as **3-star** Built Green; **Masterworks** for certifying the single-family home at 7821 126th Avenue NE in Kirkland as **4-star** Built Green; [Model Remodel](#) for certifying the remodel at 3141 Broadway Avenue E in Seattle as **3-star** Built Green; **Openheim Enterprises** for certifying the single-

Central Community College, Seattle

MBA University, Built Green® and program partners the American Lung Association and the Northwest EcoBuilding Guild are pleased to present this seven-week course for construction and design professionals focuses on incorporating sustainable, healthy and energy-efficient building techniques in residential construction. The class will cover and explain the indoor air quality techniques designated by several green building programs. Extensive in-depth information and resources will be discussed, which can be directly applied to daily practices.

All topics address impacts associated with and practical applications of healthy building techniques. By attending the Healthy Home Training workshop series on Indoor Air Quality, builders, designers and other professionals can learn, healthy construction techniques, visit a model healthy home and meet their customer's needs. Regional experts in the field teach the classes. Costs are \$450 member / \$500 non-member if registration is received before September 4. Following September 4 the late registration rate of \$550 will apply. For more information and to register, click [here](#).



King County



[Outstanding management earns King County's Vashon Island Center Forest green certification](#)

A nearly 400-acre forest that shelters the headwaters of Vashon Island's largest salmon-bearing stream and provides miles of recreational trails has received national recognition for its ecologically sound management.

The Forest Stewardship Council (FSC) recently certified Island Center Forest as a well-managed forest. Forest certification is a market-based, voluntary system similar to organic certification for farmers and food processors.

The certification consisted of an audit process including field inspection of the forest and a review of the written forest stewardship plan and determines if pre-defined regional, national and international management standards are being met.

The King County Parks and Recreation Division, the county's Water and Land Resources Division's Forestry Program and a citizens advisory group, the Friends of Island Center Forest, manage Island Center Forest.

"It's a great honor to receive this certification," said Theresa Jennings, director of the King County Department of Natural Resources and Parks. "Sound stewardship of county land is our top mission, and our partnership with the Friends of Island Center Forest helps ensure continued proper management of this tremendous land."

The certificate notes that Island Center Forest "is recognized as a well managed source of wood products whose forest management practices adhere

family home at 11837 89th Place NE in Kirkland as **3-star** Built Green; [Powell Homes](#) for certifying the single-family homes at 10240 19th Ave SW, 5423 33rd Ave S, 12427 2nd Ave SW, 10236 19th Ave SW, 4630 S Austin St., 4632 S Austin St., 10016 17th Ave. SW, 10018 17th Ave. SW, and 4132 21st Ave. SW in Seattle, and 835 SW Normandy Terrace in Normandy Park as **3-star** Built Green; [Pryde Johnson](#) for certifying the Ashworth Cottages in Seattle as **5-star** Built Green; **RAFN Company** for certifying the multi-family project at the Greenwood Shopping Center at 8623 Palatine Avenue N in Seattle as **3-star** Built Green; [Rick Burnstead](#) for certifying the single-family homes at 11501 & 11509 176th Ct NE in Redmond and 36005, 35924, 35929, and 35708 SE Kendall Peak Street in Snoqualmie as **3-star** Built Green; [Seco Development](#) for certifying the multi-family project at 77 Central at 2630 77th Ave SE & 7785 Sunset Highway in Mercer Island as **3-star** Built Green; **Sideshow Builders** for certifying the single-family home at 1623 1st Ave W in Seattle as **5-star** Built Green; **Soleil** for certifying the duplex at 513 A&B Prospect Street in Seattle as **3-star** Built Green; **Swartz Development** for certifying the townhomes at 4068 Letitia Avenue S in Seattle as **3-star** Built Green; **Triad Pacific** for certifying the single family home at 17040 140th Ct NE in Woodinville as **3-star** Built Green; **The Walton Group** for certifying the E Denny Way townhomes at 2415, 2419, 2423, and 2427 E Denny Way in Seattle as **4-star** Built Green. **JAS Design Build** for certifying the remodel at 816 35th Avenue in Seattle as **3-star** Built Green;



Puget Sound Energy



PUGET SOUND ENERGY
The Energy To Do Great Things

Builders - boost your home sales and your savings!



Let Puget Sound Energy help you attract new home buyers and offset your costs with their [single-family new construction energy-efficiency incentives](#). Depending on installed equipment efficiency and energy type provided by PSE, these incentives could save you money and add value to your projects.

PROGRAM BENEFITS:

- Reduced utility costs.
- Complements sustainable building certification programs such as [Northwest ENERGY STAR® Homes](#), Built Green™ and [LEED for Homes®](#).
- Integrates PSE's single-family program into your future development and strategic planning.

to strict environmental and socio-economic standards in accordance with the Principles and Criteria of the FSC."

[Norwest Certified Forestry](#), a regional group certifier in Port Townsend, completed the certification. .

"The combination of ecological, social and economic considerations that King County applies to the management of its forestlands exemplifies the type of forestry that Forest Stewardship Council certification recognizes and promotes," said Kirk Hanson, South Sound Regional Director of the Northwest Certified Forestry Program for the Northwest Natural Resource Group.

The Friends of Island Center Forest includes representatives from the Vashon Land Trust, Vashon Forest Stewards, Vashon Audubon, Vashon Equestrians and other community members.

King County coordinated with the group to develop a long-term site and forest management plan in 2006, including commercial thinning and small-scale tree harvests. Community forest grants have supported the Vashon Forest Stewards and their work with local students to replant the harvest sites and remove invasive vegetation.

A certified forest is sustainably managed to meet or exceed existing regulations so that environmental, social, and economic factors are balanced to meet the needs of the present without compromising the ability of the forest to meet future generation's needs.

Certification provides consumers with a way to support sustainable practices with their purchasing decisions. Certification provides the landowner with both verification and recognition that they are conducting sustainable forest management. More information is available [here](#).

The first certified products will be harvested from Island Center Forest when the market for forest products improves.

"The fact that King County has decided to go forward with FSC certification, which is the highest standard of green forestry certification, suits the Vashon community," said David Warren of the Vashon Forest Stewards, a non-profit community forest business. "Our purpose is to help landowners with good forestry practices to get extra value out of the wood they sell on a small scale, and FSC serves that purpose."

The Vashon Forest Stewards' mission is to restore, enhance and maintain healthy native forest ecosystems, and to manage a sustainable ecological business that provides forestry services and island-grown wood products.

King County decided to seek third party certification of Island Center Forest as a pilot project to evaluate the costs and benefits of certification.

King County owns and manages six working forest sites totaling more than 3,200 acres. In addition, the county's Natural Resource Lands Program manages easements on roughly 150,000 acres of privately owned forests and agricultural lands. The easements remove development rights from privately owned lands to ensure that they remain as working forests

- Education by engaging the community in cooperative learning by providing a model of how new communities can develop.
- Value-added content for your marketing communications.



Start saving today! Visit the "[For Construction Projects](#)" section of [PSE.com](#) or call a PSE Energy Advisor at 1-800-562-1482 to find out how!



Built Green Send Off

Program Manager, Koben Calhoun, will make his transition back to graduate school this August to pursue a master's degree in urban planning. Over his last three years with Built Green, he has undoubtedly made his mark not only on the program, but also on the greater green building community. A few of the industry's leading builders, partners, and visionaries came together at Ballard's Golden Garden's park to celebrate Koben's contributions over hot dogs and potato salad.



Job Postings

O'Brien and Company, a nationally recognized leader in sustainability and green building consulting, is looking for new Project Assistants. For the complete job description and application instructions click [here](#).



Contact Built Green

Master Builders Association
335 - 116th Avenue
SE
Bellevue, WA 98004
P: (425) 460-8238
F: (425) 646-5985
builtgreen@mbaks.com
www.builtgreen.net



[Master Builders Association Calendar of Events](#)

If you have news items for this newsletter, please send us an [email](#). Click here for [Directions](#) to the Master Builders Association.



Picture courtesy of Doug Kennedy

King County Green Tool's Patti Southard turned to poetry in an attempt to embody her appreciation with her "Ode to Koben"

"Ode to Koben"

Koben, oh Koben , we simply cherish you,
You have helped Built Green members in all that we do.

Koben, oh Koben, you enabled us to run
When we were tired you helped us have fun!

Your temperament and focus helped us to balance,
How we idolize you and your so many talents.
Our affections for your ability to master an urban plan,
Will be fondly noted when your missing our clan

Your wisdom took flight.
You brought Built Green might!
So now that you have taken us through all kinds of weather,
We honor the man who brought us together!

Built Green | Phone (425) 460-8238 | BuiltGreen, 335 116th Avenue SE, Bellevue WA 98004

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