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Electronic Newsletter for Green Residential Building

January 2010

Sponsors



 **Featured Project**



View the case study [here](#).

Legacy Partners

Project: 1800 S. Jackson St., Seattle

Legacy at Pratt Park is a 248-unit, mixed-use apartment building with retail commercial space on the ground floor. Located on S. Jackson St. in Seattle's Central District, its six stories total 200,000 square feet. The project is one of the first multi-family projects to be certified under Built Green's new multi-family checklist that was launched in 2008. The project was built on an existing grayfield and used pervious surfaces for at least 50 percent of the site outside the building footprint. All building parking is underground, and includes dedicated parking spots for carpool and car-share vehicles. Extensive community spaces include a rooftop deck. The envelope of the building was designed to be 10 percent better than code. Additionally, locally produced materials and high efficiency toilets were installed in every unit.

Vital Stats

Location: Seattle

Star Level: 3-Star

Checklist: Multi-Family

Section	Points
Site and Water	153
Energy Efficiency	50
Indoor Air Quality	79
Home Size Multiplier:	1.0
Project Total Score	341

Some of the many green features of the project include:

Site and Water Protection

 **2010 BG Conference**

Built Green Members' Conference Committee Thursday, February 11, MBA Housing Center, Bellevue

The final in a series of three meetings, Built Green welcomes its members to get involved in the upcoming 2010 Built Green Conference. Join us for a discussion on programming, promotion and what Built Green members would like to see in March 2010. This is your opportunity to help make this conference the best yet! So come with ideas and enjoy a roundtable conversation with fellow members, as well as Built Green and Master Builders Association staff. The meeting will start at 10 a.m. and is open to all members. Contact Events@mbaks.com for more information.

[Built Green Conference Registration Now Open!](#)

The 2010 Built Green Conference and Expo will be held on Friday, March 12, at the Meydenbauer Center in Bellevue, WA. The conference is an annual event for building industry professionals including: builders, architects, designers, vendors, consultants, engineers, realtors, government agencies and students. The primary focus of the conference is to educate the local and regional building industry on quality, green-building practices, products and projects, as well as inspiring groups to continue to strive to build more sustainable communities. For registration or more information about the Built Green Conference, please visit the [website](#).

Built Green Conference Exhibitor Registration Now Open!

The 2010 Built Green Conference will feature over 100 exhibitors displaying exciting green products and services! If you are interested in exhibiting at the 2010 Built Green Conference, please contact our Sales and Marketing department by [email](#).

 **Classes**

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

[Introduction to Built Green@ Tuesday, February 9, MBA Housing Center, Bellevue](#)

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, February 9th, 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

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

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

Statistics

Total homes certified since 2000
14,678

Total homes certified 2009
1,007

Total BG member companies
762

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

- Built on infill lot
- Improved performance of grayfield site through restorative measures
- Underground parking with dedicated carpool and car-share parking spots
- Achieved 50 percent effective pervious surface outside the building footprint
- Retained trees on the site and preserved existing native vegetation
- Amended soils to a range of 10 to 12 inch depths.
- Limited turf grass to less than 25 percent of the landscaped area
- Installed intelligent subsurface drip irrigation system with timers
- Installed high efficiency toilets, showerheads and faucets with the GPM at less than code in every unit
- Provided extensive community common areas accessible to all residents
- Mixed-use development provides retail and services in addition to housing

Energy Efficiency

- Building envelope designed to perform 10 percent better than code wall structure
- Used perimeter insulation on concrete walls
- Provided direct utility metering for each unit
- Did not install air conditioner
- Installed whole building recirculation pump and high efficiency water heater
- Installed energy star lighting in all units

Indoor Air Quality

- Ventilated units after each wet-finish application
- Used only low-VOC paints and finishes on all surface areas
- Multiple envelope inspections throughout construction to ensure moisture sealing
- Installed drainage plane in wall system between weather barrier and cladding
- Installed hard-wired CO detector in all units
- Installed showerhead filter in all units

Material Use

- Achieved 50 percent construction waste recycling rate

Green. To register, contact the MBA University registrar at education@mbaks.com or go [online](#).

[Green Lending/Green Valuation Specialist \(GLS\) Designation Course](#)

Thursday and Friday, January 7 and 8, 2010, Weber Thompson Building, 225 Terry Avenue North, Seattle

This two-day green training covers: Site and Design, Energy, Water, Materials, Indoor Environmental Quality, Maintenance and Operations, Green and Energy Efficient Mortgages, the greening of the MLS, Green Appraisal Standards, Marketing and Branding Green and tips on Greening your Business.

Exceptional information for lenders defining green and its implications for lenders. Attendees will earn the national Green Lending Specialist (GLS) designation, or the national Green Valuation Specialist (GVS) designation. Class provides CEU for both Lenders and Appraisers.

For more information and to register, visit the [website](#).

[Introduction to the State Environmental Policy Act \(SEPA\)](#)

Friday, January 15, NWETC – Headquarters, 650 South Orcas Street, Suite 220, Seattle

This one-day course provides participants with hands-on experience in the use of environmental analysis methods required by State and National Environmental Policy Acts (SEPA and NEPA). The purpose of the course is to provide an understanding of the impacts, concerns and alternatives available to project managers and individuals working within the guidelines of the SEPA and NEPA policy parameters. The course will discuss assessment; factors in decision-making and resource management; feasibility of alternatives; as well as implementation resources in the planning process and beyond. The course will also explore public interaction, proposal preparation and provide an understanding of how to correlate desired results with existing conditions and social requirements.

For more information and to register, visit the [website](#).

[Solar For Homes](#)

Tuesday, January 26, Lake Forest Park Campus, Shoreline Community College, Lake Forest Park

Interested in solar energy? It is being utilized effectively all over our rainy region. Learn about the different types, costs, efficiencies, characteristics, aesthetics, feasibilities and incentives. Bring questions about your particular needs to help you decide if solar is right for you. Instructor is a certified professional building designer specializing in designing green solar homes, solar electric and solar hot water systems since 1987. He is also a co-founder of the NW Eco-Building Guild and past president of the Solar Washington Association. Taught by Chris Herman.

For more information and to register, visit the [website](#).

[3rd Annual Sustainable Development & Green Building Conference](#)

March 25, Seattle, WA

This year's conference will explore making land-use planning decisions(including water and energy use questions consistent with economic development objectives) and how to sync up those decisions with local, state, and federal policy initiatives. They'll discuss energy development; water use; the major statutes governing land use; new legislation; local,

- Installed at least five locally or regionally produced materials in all units
- Re-used flooring as finish floor
- Used no PVC piping within the building envelope
- Used wood composite and fiberglass framed windows as opposed to vinyl
- Installed a 50-year siding product

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

New Members

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!

Claddagh Construction
(206) 297-1759 in Seattle

Swanson Street LLC
(206) 571-6583 in Seattle

New Certifications

Congratulations to [Prestige Custom Builders](#) for certifying a new construction single-family home at 13014 Riviera PL NE in Seattle as **3-star** Built Green; [Model Remodel](#) for certifying the remodel single-family home project at 7700 21st Ave. NE in Seattle as **4-star** Built Green; [Cleary Design Studio LLC](#) for certifying the remodel single-family home project at 20114 183rd PL NE in Woodinville as **3-Star** Built Green; **Swanson Street LLC** for certifying a new construction townhome at 4801 41st Ave SW in Seattle as a **3-Star** Built Green; [Legacy Partners](#) for certifying the two hundred and forty-eight unit new construction multi-family apartments at 1800 S. Jackson in Seattle as **3-Star** Built Green; [Cobb Construction](#) for certifying the new construction single-family home at 4815 SW Alaska St. in Seattle as **3-Star** Built Green; [Ainslie-Davis Construction](#) for certifying the new construction single-family home at 1612 29th Ave. in Seattle as **3-Star** Built Green; **Kay Brown** for certifying the remodel single-family home project at 215 Powell Ave SW in Renton as **3-Star** Built Green; and **Case Design & Project Management** for certifying the new construction single-family home at 4108 34th Ave. S in Seattle as **3-Star** Built Green.

state and federal policy initiatives; and the institutional roadblocks to success. With the tools for combining economic, environmental, and planning objectives, attendees will take home a powerful set of strategies for improving local and regional planning.

For more information and to register, visit the [website](#).

King County



[GreenTools Green Building Video Now Available Online](#)

Over the past year King County Public Affairs and GreenTools programs have been on-site at the Zero Energy Idea House at Bass Cove creating video to educate the public on the latest technologies in green building. This exciting new demonstration project has come to fruition and the video is now available on the green tools website www.greentools.us or through the following link:

[King County video](#)

Contact Built Green

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[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.

