



BUILT GREEN™ News

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Electronic Newsletter for Green Residential Building

June 2007

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King County



Snohomish County


 MASTER BUILDERS
ASSOCIATION


PUGET SOUND ENERGY



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Featured Project


 View the case study [here](#).

Noland Homes: Brighton Park at Issaquah Highlands

Noland Homes townhomes at Brighton Park in Issaquah Highlands is a 16-unit project that is seeking 4-Star Built Green certification. Located in a Built Green community, they are in close proximity to public transportation, Issaquah Highlands Park and Ride and High Street Retail. On the site, Noland Homes eliminated turf grass altogether and used drought tolerant native plants for landscaping. They also amended the soils on the site and provided an infiltration system for rainwater running off the roof. For water conservation in the home they focused on efficient fixtures including a kitchen faucet with motion sensors, and dual flush toilets. To ensure energy conservation they started by insulating under the slab. They also used tankless hot water heaters, Energy Star® lighting and appliances and will certify the home as Energy Star as well. After recycling nearly all of the waste from the site, Noland framed the walls with finger jointed studs, a product that reconstructs wood scrap into

Letter from the Director

Built Green Goes Carbon Neutral

Even an environmental nonprofit like Built Green has inevitable environmental impacts due to the operations and travel of the organization. Energy to light and heat the offices, local travel to meetings and air travel to national conferences all contribute to our carbon footprint, and play a role in climate change. In order to be true to the environmental ethic we so ardently espouse - to walk the talk if you will - we have chosen to purchase greenhouse gas offsets for Built Green's operations, estimated to be 18 metric tons of carbon dioxide emissions, from [The Climate Trust](#). The calculations and purchase of the offsets were done with the help of Built Green member [NetGreen](#).

Climate Trust is a nonprofit organization that implements greenhouse reduction projects and advances sound offset policy. Based on the funds generated from selling carbon offsets, Climate Trust helps to facilitate new alternative energy projects and the delivery of renewable energy to the market.

Climate change is not something we need to address in the future; it is something we need to address now. The impacts of human-caused warming are already being felt worldwide, and the sound science indicates that we are on a slippery slope. Because of reduction in available natural gas, the U.S. is actually transitioning back to a coal powered energy economy faster than one powered by renewables. Reducing the use of fossil fuels and energy consumption are the first order of business in mitigating the levels of carbon entering the atmosphere, but for the energy and fuels we do need to use to operate our businesses and our lives, we need to find ways to support alternative energy whenever possible.

Built Green tirelessly advocates for the building energy efficient homes in the Puget Sound. Now, we are proud to be able to make an impact on these same issues in our business operations as well.

 - [Aaron Adelstein](#)

Member News

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
10,461

Total homes certified 2007
461

Total BG member companies
505

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

usable lengths. They then used super durable materials such as 50-year siding and 40-year roofing. Finally, in the finish work, they installed formaldehyde free insulation, cabinetry made by an award winning "green" manufacturer, used low toxic paints and low-pile carpet among other strategies to ensure that the eventual owners will have high quality indoor air.

Some of the many green features include:

Site and Water Protection

- Use of extra efficient plumbing fixtures such as faucets and showerheads
- Installation of dual function kitchen sink faucets with motion sensors
- Soils on site amended to 8 to 10 inches to restore environmental functions
- Provision of an infiltration system for rooftop runoff
- Units include front porches, and do not have garages located in front of the home
- No turf grass used
- Landscaped with drought tolerant native plants

Energy-Efficiency

- Insulation under slab and wall insulation beyond code
- Efficient gas fireplace used as main heat source
- Use of tankless hot water heaters for on demand hot water
- Homes are Energy Star certified and include Energy Star appliances and lighting
- Placement of heating system inside the heated space
- No air conditioner

Material Use

- Extensive recycling plan for jobsite waste that included recycling of wood, metal scraps, drywall, paint, concrete, packaging, cardboard and carpet scraps
- Use of finger jointed studs in framing
- Framing 24" on center for non load bearing walls
- Installed siding with a 50-year warranty and roofing with a 40

News Service Helps Green Builders Connect to FSC Wood Market



Green building professionals have a new resource to stay informed about the quickly evolving market for Forest Stewardship Council (FSC) certified wood products. **Northwest Certified Wood Source** is a quarterly e-mail news service designed for professionals that covers market news, profiles FSC certified companies in the Northwest and analyzes issues in wood specification and procurement. The publication is a service of Northwest Natural Resource Group, a conservation and rural economic development organization that builds the FSC market in the Northwest. Readers can sign up for this free service at www.nnrg.org and view content from previous issues in the [News & Events section](#). For more information, contact Ian Hanna at (360) 379-9421 or by [email](#).

Healthy People, Healthy Places, Healthy Planet: Growth Management Strategies for Air and Climate Friendly Communities

The Puget Sound Clean Air Agency is the air quality planning and management resource for King, Kitsap, Pierce and Snohomish counties and the cities within them. A series of workshops put on by the Puget Sound Clean Air Agency will focus on the impact the agency has on local policy, how you can use them, and your feedback on what resources will help meet your needs. See the schedule below for a workshop in your area.

Thursday, June 14, Everett

9 a.m. to noon, Snohomish County Council Chambers

Friday, June 15, Bremerton

9 a.m. to noon, Norm Dicks Government Center

For more information and to register visit: www.pscleanair.org/workshops



Classes

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

Visit the [Built Green Washington](#) website for green home building courses and events across the state of Washington.

Friday, June 15, Everett

Creating Places for People with Low Impact Development

More people in the Puget Sound region mean more rooftops, parking lots and driveways - impervious surfaces that change our local streams and watersheds. Join a team of experts to explore ways to create sustainable communities that accommodate people, protect natural resources and make economic sense.

Topics Include:

- Low impact design for sustainable communities

year warranty

Indoor Air Quality

- Use of vapor barrier and drain plane to manage moisture
- Use of low VOC paints on all walls
- Formaldehyde-free cabinetry and insulation
- Installation of whole house fan
- Ventilation with fans after each new finish applied
- Installation of low-pile, less allergen attracting carpet
- Use of a ductless heating system

Grand Opening: June 16-17, 11am - 5pm
Contact Nick or Bill at the Pallis Group/Windermere at 425.822.5100 www.BrightonOnPark.com

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

Photo by Linc Lippincott of Pixel Pro.



Feature

Built Green's 10,000th Home Certification

On Thursday, May 24, 2007 members of Built Green staff were present at a King County celebration of Built Green's ten thousandth home certification at the Greenbridge Community in White Center. GGLO submitted their project at Greenbridge for certification by Built Green, and in December of 2006 the project became the ten thousandth certified home by Built Green of King and Snohomish Counties.

Executive Ron Sims led the ceremony at the mixed income, master planned development that (when complete) will consist of over 1,000 homes for 3,500 people and several community centers. The ceremony honored several organizations involved in the development and certification of GGLO's project at Greenbridge, including King County Housing Authority, GGLO, Arellano/Christofides and Walsh Construction. Members of each organization as well as members from the King County Green Tools program and the media attended the event to show support for the Greenbridge development and its ability to successfully combine environmental friendly housing and affordability.

The celebration highlighted Greenbridge and its success as an example of the success of Built Green since its inception in 2000 as well as the green building industry in King County as a whole. Executive Ron Sims reinforced this during the ceremony when he stated, "our goal with the Built Green program was to make building homes in an environmentally sustainable manner commonplace, and we've definitely succeeded!"

- Can new commercial design be green?
- What are the rules and how do you get through the permit process?
- Bioretention: the workhorse of LID
- Myths and reality & risks and rewards
- And More!

For more information and a full conference program, visit www.streamkeeper.org

When: Friday, June 15 from 8 a.m. to 5 p.m.

Where: Northwest Stream Center, Everett, WA

Cost: \$75 (includes lunch) Partial scholarships available for city, county, tribal council and planning commission members. Call for details.

To register: call (425) 316-8592

Tuesday, June 26, Everett

Low Impact Development in Snohomish County: Practical Applications in Residential Projects

The Sustainable Development Task Force is sponsoring this half-day seminar designed for developers, engineers, planners, architects, project managers, public works and utilities staff, contractors, surveyors, property owners and managers and environmental professionals.

Date and Time: Tuesday, June 26, 9 a.m. to 2 p.m.

Registration: 9 a.m. to 9 a.m.

Location: Holiday Inn - Downtown Everett, 3105 Pine Street, Everett WA

More Info: Cate O'dahl, (206) 999-0124

Registration: [online](#), click on Event Registration, or contact Terri Hooper, by [email](#) or (425) 783-8275 or Cate O'dahl, (206) 999-0124.

Cost: \$75 each or only \$60 each for two or more from the same company.

The Benefits For You At this half-day seminar, a diverse range of professionals working in the field of Low Impact Development (LID) will discuss their insights on the current state of LID in Snohomish County. The County's new LID ordinance will be introduced, and county officials will speak to how developers can work with the county to implement the ordinance most effectively. Instead of a theoretical discussion, expect a balanced and realistic analysis of using LID techniques in residential communities. Key questions still remain about his evolving field and its value to consumers, the environment and especially the bottom line. Our distinguished faculty will enhance your understanding of low impact development and help you address the current benefits and challenges of using LID techniques in Snohomish County and the Puget Sound Region.

The Benefits From Experienced Professionals:

- Incorporating lessons learned from local LID projects in each presentation
- Evaluating opportunities and road blocks at the county and city levels
- Identifying the benefits and trade-offs to developers, home buyers, home associations and local jurisdictions
- Determining the feasibility of LID projects in Snohomish County and Puget Sound
- Discussing the pros and cons of different



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!

[Abode Builders LLC](#)

(206) 660-2015 in Seattle

[Axis Financial LLC](#)

We Fund Construction.com
(206) 812-8888 in Seattle

[Blue Canyon Construction Inc](#)

remodel.restoration.custom homes
(206) 368-8825 in Seattle

Camaron LLP

(206) 228-5184 in Seattle

[Curtis Gelotte Architects PS](#)

Something Special Done Right
(425) 828-3081 in Kirkland

Davies Homes

(425) 398-3733 in Woodinville

Devland Inc

(425) 519-6509 in Portland

[Dwell Development LLC](#)

Where Function Meets Lifestyle
(206) 683-7595 in Seattle

Finish LLC

(206) 683-9721 in Seattle

Franzen Renovations

(206) 524-7475 in Seattle

[Good to be Green](#)

Your online guide to green building products and service professionals

(206) 767-0168 in Seattle

[Green Spaces Real Estate Blog](#)

Pocket parks and open spaces; OLAs and other pet places; Real Estate and home graces
(206) 686-4663 in Seattle

[Greenprint Homes](#)

(425) 455-9800 in Bellevue

Jones NW LLC

(206) 387-0319 in Seattle

[Lakeside Personnel](#)

(206) 284-6066 in Seattle

Agenda/Speakers:

- Overview: Low Impact Development in Snohomish County - Robin Rogers, Otak
- A Regional Perspective on LID - Randy Sleight, P.E., P.L.S., Snohomish County Planning & Development Services
- Site Planning and Low Impact Techniques - Jeff Cox, ASLA, Vice-President, Triad Associates
- An Engineering Perspective - Dean Franz, P.E., Perteet, Inc.
- Box Lunch included - Rolling presentation of LID projects and product information during lunch
- The Reality of On-Site Infiltration - Jenny Saltonstall, P.G., P. Hg., Associated Earth Sciences, Inc.
- Concluding Remarks - George Newman of Triad Associates

Register [online](#). Sponsored by:



Wednesday, June 27, Seattle

Why do Deconstruction?

Part of the Northwest EcoBuilding Guild's fourth Wednesday workshop series, this workshop will focus on building deconstruction and how to be more efficient with jobsite waste. Make your projects more efficient and environmentally friendly by learning how to effectively use and dispose of the waste coming off your jobsite.

When: Wednesday, June 27 from 7 p.m. to 9 p.m.

Where: Phinney Neighborhood Association, 6532 Phinney Ave. N, Seattle For more information, please visit the Northwest EcoBuilding Guild [website](#).

Tuesday, July 10, Bellevue

Introduction to Built GreenT

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, July 10 at the Master Builders Association Housing Center 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 is required in order to certify homes as Built Green. To register, contact the MBA University registrar at education@mbaks.com or go [online](#).



Events

[Northwest Exceptional Homes LLC](#)
(206) 850-2843 in Renton

[O'Leary Enterprise Corp](#)
(206) 228-3888 in Seattle

[Refino Homes of WA LLC](#)
(206) 352-9500 in Seattle

[Regal Homes LLC](#)
(425) 290-7660 in Everett

[S 2 Builders](#)
(206) 778-3354 in Seattle

[S.A.G.E. Designs NW](#)
Meet Yah "On The Green"
(206) 963-1420 in Seattle

Shoemaker MFG
(509) 674-4414 in Cle Elum

Tenhulzen Painting
(425) 785-5327 in Redmond

[Total Care Contracting LLC](#)
(425) 883-4051 in Redmond

[Urban Arcadia Builders Inc](#)
We Can Build Your Nest
(206) 729-0361 in Seattle

[Urban Partners](#)
(213) 437-0470 in Los Angeles

[Vibrant Plants Inc](#)
(425) 488-1155 in Woodinville

[Watershed LLC](#)
(206) 567-5492 in Vashon

[Windermere Real Estate Northwest Inc](#)
(206) 448-6000 in Seattle



New Certifications

Congratulations to [Advanced Building Consultants](#) for certifying one home at Issaquah Highlands in Issaquah as **4-Star** Built Green; **Devland, Inc.** for certifying seven homes at The High Point Community in West Seattle as **3-Star** Built Green; **Dunn Construction and Management** for certifying one remodel project in Kirkland as **3-Star** Built Green; [Lewis Architecture + Interior Design](#) for certifying one home on NE 103rd Street in Seattle as **3-Star** Built Green; [Noland Homes](#) for certifying 23 homes on Whitman Avenue North in Shoreline and 16 homes on Greenwood Ave North in Seattle as 2-Star Built Green, as well as 22 homes in Ballard in Seattle as **3-Star** Built Green; [Stuart Silk Architects](#) for certifying a remodel project on 40th Avenue East in Seattle, a remodel project on Fullerton Avenue in Seattle and a new home on 95th Avenue NE in Clyde Hill as **3-Star** Built Green; and [Tennyson Homes](#) for certifying a

Visit the [Built Green Washington](#) website for green home building courses and events across the state of Washington.



Call for Entries/Awards

Seattle Homes & Lifestyles Call for Kitchen, Bath, and Home of the Year Entries!!! It's contest time at **Seattle Homes & Lifestyles!** And what a great way to earn feature editorial in our magazine!

If you are a homeowner, luxury builder, remodeler, architect, designer or sell the fixtures, lighting, tile, stoneware, flooring, hardwoods or any other element that contributes to a great home, kitchen or bath... you'll want to read the attached, as an opportunity to gain worthy editorial coverage of your best project(s). **Submission Deadlines:** SHL Project of the Year: June 15, 2007



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.



new home on Market Street in Kirkland as **3-Star**
Built Green!!

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

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