



Sponsors



King County



Snohomish County



MASTER BUILDERS ASSOCIATION



PUGET SOUND ENERGY



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](#).

Model Remodel

Project: 2910 27th Ave W, Seattle

This month's featured project is [Model Remodel's](#) 4-star remodel of a single-family home in Seattle's Magnolia neighborhood. The remodel process included the removal of the existing roof of a one-story structure with a full basement, and the construction a new, second-story addition. This approach allowed for an increase of living space without expanding the structure's footprint. Model Remodel took advantage of the open envelope by adding sheathing and high-density insulation to both the existing and new walls, drastically improving the home's energy efficiency. Indoor air quality was upgraded with the installation of a whole house fan, upgraded air filters, and finishes with little or no toxic off-gassing. One area where this project truly excelled was in its material efficiency. Original finishes were recycled, and the existing oak floors and 60 percent of doors were reused in the finished home. Model Remodel's dedication to conscientious waste disposal was made apparent in the 20,600 pounds of materials that were recycled over the duration of this project.

Vital Stats

Location: Seattle

Letter from the Director

Built Green Excited to Launch New Remodel Checklist

In 2002, Built Green was one of the first green building certification programs in the country to offer a checklist and certification program for remodels, and remains one of only a handful of programs nationwide to offer such a certification. The original Remodel Checklist was largely informed by the previously developed Single-Family Checklist, and as such, it often didn't truly reflect the complexities of remodel projects. Now, after seven years of certifying remodels under the first incarnation of the remodel checklist, two years of review and pilot by the checklist update committee, and hundreds of hours of time spent by green building experts and Built Green member remodelers, we are excited to launch the vastly improved new version of the [Built Green Remodel Checklist](#).

In updating the certification to reflect changes in the green building market, which have been numerous since 2002, and reflect the depth and breadth of best practices in the green remodeling market, significant changes have been made to the certification. Among the many changes to the remodel checklist, the most significant is the requirement that all remodel projects undergo an energy retrofit as a part of their certification. This requirement was included for two reasons. First, because in order to make positive change in our collective energy consumption and resultant emissions, we must find a way to meaningfully address the poor energy performance of existing housing stock, and second, to level the playing field for the listing of properties on the Multiple Listing Service (MLS) form when homes go up for sale. This means that small scope remodels that only included the updating of a kitchen or small addition are no longer eligible to receive full certification.

This change is important not only for our commitment to lessen the environmental impact of existing housing stock, but also to achieve a modicum of consistency for people seeking to buy a green remodeled home that has been put up for sale, which will in turn strengthen the Built Green brand promise for all certified projects. Further, with a heightened focus both nationally and locally on energy retrofits, and funding available for incentives and rebates, Built Green remodelers will find it easier to put these best practices into action.

The new remodel certification will become active on November 1, and will be supported by a fully updated handbook. The new handbook is designed as a two-way educational tool for homeowners to educate remodelers about their needs, and for remodelers to educate their clients on why green building practices are important. All Built Green remodeler members will be sent the new handbook once they are printed, and others will be available

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
14,626

Total homes certified 2009
955

Total BG member companies
644

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Star Level: 4-Star	
Checklist: Remodel	
Section	Points
Site and Water	50
Energy Efficiency	36
Indoor Air Quality	93
Material Efficiency	116
Environmentally Friendly HO O&M:	36
Project Total Score	331

Some of the many green features of the project include:

Site and Water Protection

- Preserved existing native vegetation and landscaping
- Limited heavy equipment use zone to minimize soil compaction
- Constructed no additional impervious surfaces outside existing house footprint
- Used recycled, plastic decking for front porch
- Selected Diamond Pier for foundation footings as a non-invasive alternative
- Installed dual-flush toilets and 0.85 gpm aerators in bathrooms

Energy Efficiency

- Installed high density insulation in new and existing walls
- Selected windows with a U-value of 0.29
- Conducted blower door test to ensure envelope tightness
- Used mastic adhesive to seal ducts and confirmed performance with duct blaster test
- Centrally relocated main heating system
- Upgraded water heater to EF .93
- Opted for Energy Star heating equipment, kitchen appliances, and washing machine
- Extensive use of CFL's and motion detectors for lighting
- Lit outdoor areas with solar powered fixtures

Indoor Air Quality

- Used a moisture meter during construction to avoid future problems
- Cleaned ducts and furnace before homeowner move-in
- Chose plywoods and composites free of

for purchase. There will also be a letter sent to remodeler members outlining the sunset for already existing projects under the current checklist. Anyone interested in more information on the new certification can see a presentation at the October [Remodelers Council Dinner](#), or attend the October 20 [MBU class](#) on the new certification.

To see a copy of the new Remodel Checklist, click [here](#).

2010 BG Conference

Built Green Members' Conference Committee

Thursday, October 15, MBA Housing Center, Bellevue

The first 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 MBA staff. The meeting will start at 10 a.m. and is open to all members. Contact Events@mbaks.com for more information

Call for Entries

2009 Beyond Green™ High-Performance Building Awards

The Sustainable Buildings Industry Council (SBIC) and sponsors are proud to announce the 2009 Beyond Green™ High-Performance Building Awards. This unique program recognizes the initiatives that shape, inform, and catalyze the high-performance building market, as well as the real-world application of high-performance design and construction practices. New to the program in 2009 is a special subcategory for high-performance renovation, retrofit, and reuse projects.

Winners of the Beyond Green™ Awards will be invited to present their projects on Capitol Hill in Washington, D.C. in February of 2010, in conjunction with an educational briefing for the High-Performance Buildings Congressional Caucus. Winning projects will also garner recognition in multiple building publications.

To learn more about entries to the 2009 Beyond Green™ High-Performance Building Awards, visit the [website](#) and download the Call for Entries form [here](#). The deadline for submissions is October 30, 2009.

Visit the SBIC's [website](#) for more details.

Member News

urea formaldehyde

- Selected low-VOC paints
- Plumbed with polyethylene piping instead of PVC
- Upgraded air filters
- Installed a whole house fan

Material Use

- Recycled siding, cabinets, trim, brick, and roofing
- Collected a total of 20,600 pounds of recyclable materials
- Used salvaged lumber for flooring
- Reused existing oak flooring and 60 percent of original doors
- Used domestic cherry for interior trim and FSC certified cedar for exterior trim

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

Photo courtesy of [Cindy Apple](#).



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!

Craftsman Pacific Construction
(206) 612-1314 in Seattle

Crystal Palace Construction, LLC
(206) 779-1301 in Seattle

David Gray Construction
(206) 325-9213 in Seattle

[Energy First Services](#)
(425) 806-2033 in Woodinville

[Excel Coatings, LLC](#)
(206) 706-4778 in Seattle

Insulation Contractors
(253) 395-1895 in Kent

Jon Thomas Architect
(206) 463-7870 in Vashon

[Southeast Effective Development](#)
(206) 760-4281 in Seattle

[TBH Sterling Inc.](#)



Wildenhaus joins Green Dog staff
[Green Dog Enterprises, Inc.](#), the green building consulting firm headed by Pam Worner, has recently added a new technical services staff member. Dan Wildenhaus brings extensive experience in energy and air quality management from his 15 years with Atmosphere to Green

Dog, where he provides consulting and analysis for the firm's builders as well as training for Northwest Energy Star Homes, the WSU Energy Office, and other clients. Green Dog currently serves more than 40 builders in eight Western Washington counties.



Events

North Seattle Eco Home Tour

Sunday, October 11

Join Seattle Parks & Recreation and GreenWorks Realty for a tour of five carefully selected eco homes in North Seattle. The tour will take place from 1-3 p.m.

For more information and to register, call: (425) 480-4233.



Design for Livability: Sustainable Cities
Thursday and Friday, October 15 to 16,
University of Washington, Seattle
Cascade Land

Conservancy, AIA Seattle and the University of Washington College of Built Environments invite you to share your knowledge, experience and expertise by contributing to Design for Livability: Sustainable Cities.

Now in its second year, this forum brings our region's planning, design, development, civic leaders and advocates together to better understand what we can do to build a stronger future. Today, more than ever, we are faced with environmental and economic challenges that will define our generation, shape our future, and test our resilience. Join leaders from across the region as we tackle these challenges head-on and demonstrate solutions to building more livable, walkable, and healthier communities.

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

Supported by Allied Arts of Seattle, the American Planning Association Washington Chapter and the American Society of Landscape Architects, Washington Chapter.

We'd like to welcome you home
(206) 774-0526 in Seattle

[Vesta Home Performance Retrofitting](#)
(206) 919-6770 in Seattle

New Certifications

Congratulations to [Belmark Homes](#) for certifying their 11 projects at the Abbey Road Community in Bothell as **3-star** Built Green; **Blue Ridge Construction** for certifying their 10 unit townhome at 501 & 505 Cloverdale Ave. S and their single-family home at 5138 S Orchard St. in Seattle as **4-star** Built Green; [Heartwood Builders](#) for certifying their single-family remodel at 4027 NE 60th St. in Seattle as **3-star** Built Green; [Powell Homes](#) for certifying their single-family home at 7718 17th Ave SW in Seattle as **3-star** Built Green; [Seattle Design Build, LLC](#) for certifying their remodel project at 2616 2nd Ave. N in Seattle as **3-star** Built Green; [Thomas Jacobson Construction](#) for certifying their single-family home at 1730 Magnolia Way W in Seattle as **3-star** Built Green; **Turnkey Builders, Inc.** for certifying their single-family home at 5718 Roosevelt Way and the two townhomes at 5716 A & B Roosevelt Way in Seattle as **3-star** Built Green.

Job Postings

[GreenWorks Realty](#), an innovative leader in the green building and real estate industry, is seeking a Managing Broker & Sales Manager. 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.



Classes

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

Introduction to Built Green®

Tuesday, October 6, MBA Housing Center, Bellevue

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, October 6th, 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](#).

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](#).

Daylighting Design – Large Office Buildings and Multi-Family Towers

Friday, October 9, Seattle City Hall, Seattle

This seminar examines daylighting from multiple angles, presenting basic design principles illustrated by examples from history and some of the most recent construction. Because daylighting is intrinsically interdisciplinary, information about new technologies and analytical tools are pulled from several branches of design. The course will run from 10 a.m. to 3 p.m.

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

Built Green Remodeler's Checklist Revision: An introduction to the new handbook and requirements

Tuesday, October 20, MBA Housing Center, Bellevue

Learn about Built Green's revised Remodeler's checklist and handbook that will be available this October. The class will include a discussion of the new requirements for remodel certification and a look at how they work into the overall program goals. Led by Built Green director, Aaron Adelstein, this class presents a great opportunity for builders and architects to get a first look at the latest update to the Built Green program. The course will run from 8 a.m. to 10 a.m. Costs are still to be determined.

Contact education@mbaks.com or call (425) 460-

8231 for more information.

**Getting the Ducts Inside:
Upcoming Code Changes for Ducts
Wednesday, November 18, 2009, MBA Housing
Center, Bellevue**

This program presented in partnership with Northwest Energy Star will provide valuable information about upcoming code changes that will require all new homes to have their duct systems properly sealed and performance tested. We will also discuss the benefits of bringing central forced air system duct work within the conditioned envelope - including financial incentives.

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

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

©2009 by [Built Green](#) | Designed by [Well Built Web](#)