



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](#).

The Cottage Company
Project: Conover Commons Homes
Redmond, WA

This month's featured project is Conover Commons Homes, the second and final phase of the Conover Commons community in Redmond's North Rose Hill neighborhood. The homes were designed by Ross Chapin Architects and built by The Cottage Company, and achieved 4-Star certification in 2008. The first phase of the community, Conover Commons Cottages, was completed in 2004 and carries a Built Green 3-Star Community rating. This community has been looked to nationally as a model for intentional compact and connected communities and recently won the 2009 Built Green Washington Award in the Community Development category. Each of the homes was also certified through Energy Star Homes Northwest, and at a minimum, perform 15% better than Washington State Energy Code. The Commons building has a 1.5 KW photovoltaic system that provides most of the electrical needs for the building. The Cottage Company also established a native growth protection area to protect 4.5 acres of sensitive area on the site, and clustered the site plan to cultivate a sense of community and increase the overall sites' environmental performance.

Vital Stats

Location: Redmond
Star Level: 4-Star
Checklist: Single Family/Community
Size: 13 homes, 1080-2700 SF

Section	Points
Site and Water	70
Energy Efficiency	33
Indoor Air Quality	56
Material Efficiency	69

Feature

Built Green® Announces 2009 Green Building Awards Winners

Awards honor outstanding residential green building projects, leaders in the field and innovative green building practices statewide.

Built Green®, the nonprofit residential building program of the Master Builders Association of King and Snohomish Counties, announced the winners of the 2009 Built Green Hammer Awards, the Built Green Pioneer Awards and the first-ever Built Green Washington awards. In reviewing the overwhelming response in application for the awards, the selection committee was uniformly impressed with the level of green building practices and innovation happening all around the state.

Built Green Hammer Awards

The Built Green Hammer Awards are intended to reward Built Green members for their outstanding projects and participation in the previous year. In order to be eligible for an award, companies must certify projects at a 3-Star level or higher.

2009 Built Green Hammer Award Recipients:

- Single-Family Large Production Builder (more than 100 homes built): Cobb Construction, Inc.
- Single-Family Small Production Builder (under 100 homes): gProjects, LLC
- Single-Family Custom or Small Speculative: Mastro Properties Multifamily High Rise (over five stories): The Schuster Group, Inc.
- Multifamily Low Rise (under five stories): Teustch Partners, LLC
- Built Green Community – Large: Bonterra Homes, Inc.
- Built Green Community – Small: Martha Rose Construction
- Remodeler: Sunshine Construction, LLC
- Built Green Advocate (Public Sector): Seattle Public Utilities
- Built Green Advocate (Private Sector): Puget Sound Energy
- Judges Choice: Rolling Bay Land Company

Built Green Pioneer Awards

The Built Green Pioneer Award is designed to recognize people who have played an integral role in developing and maintaining the Built Green program. Without the time, energy, and support of Built Green Pioneers, the program would not be the success that it is today.

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
14,251

Total homes certified 2009
580

Total BG member companies
695

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Operation/Maintenance	40
Project Total Score	268

Some of the many green features of the project include:

Site and Water Protection

- Established native growth protection area on 4.5 acres of the ten acre site.
- Limited heavy equipment use on the site
- Native topsoil was retained and enriched with compost
- Soils amended to a minimum depth of 12 inches
- Donated removed plants to neighbors
- Ground land clearing waste for re-use on site
- Provided large covered front porches for each house
- Large single-car garages are clustered on the site perimeter, minimizing impervious surface & enabling higher indoor air quality
- Limited turf grass to less than 25% of the landscaped area
- Extensive use of native plants throughout Commons area gardens
- Common area courtyard and Commons building
- Organic garden methods mandated by community Covenants
- High efficient drip irrigation in Commons area gardens
- Infill site located near major employment center and on transit line. Bus stop at the entry to the community.
- Walkable location close to neighborhood parks and trails.

Energy Efficiency

- Homes designed to be 15% more energy efficient than code
- Non-ducted heating equipment located inside heated space
- Dimmable compact fluorescent lighting
- Exterior walls insulated to R-23, vaulted ceilings insulated to R-44
- Radiant heating systems, no forced air
- Use of clerestory windows for natural lighting
- Energy Star front loading washers, dishwashers, refrigerators, and heating equipment
- Photovoltaic system used on community building

2009 Built Green Pioneer Award Recipients:

- Jim Barger, President, Greenleaf Construction
- Ben Kaufman, Co-Owner, GreenWorks Realty
- Vicki Colgan, Regional Coordinator, Washington State Department of Ecology
- Grey Lundberg, President, Grey Lundberg, Inc.

Built Green Washington Awards

2009 marks the first year of Built Green Washington Awards program to honor innovative green building practices and environmentally responsible residential construction throughout the State of Washington.

2009 Built Green Washington Awards Recipients:

- Small Home Design: Scott Homes, Built Green Olympia Master Builders
- Eastern Washington Custom Home: Copeland Architecture & Construction, Built Green Inland Northwest
- Western Washington Custom Home: Astal Construction, Built Green Whatcom County
- Community Development: The Cottage Company, Built Green of King and Snohomish Counties
- Multifamily Project: gProjects LLC, Built Green of King and Snohomish Counties
- Remodel under \$100,000: Stewardship Remodeling, Built Green of King and Snohomish Counties
- Remodel over \$100,000: Sunshine Construction, LLC, Built Green of King and Snohomish Counties
- Net Zero Energy Home of the Year: Clifton View Homes, Built Green of Skagit-Island Counties
- The Vicki Colgan Award for Outstanding Advocacy: Vicki Colgan, Washington State Department of Ecology

For more information about the Built Green awards or the Built Green program, please visit the Built Green [website](#).



Letter from the Director

2009 Built Green Conference Re-cap

A slow building market is a great time to focus on education, evaluation and re-growth, or so thought the over 550 building industry professionals that attended the Built Green Conference in March. Highlighted by the keynote speech of Robert F. Kennedy Jr., the conference was an excellent opportunity to stay up to date on the green building economy both nationally and locally. While most speakers focused on the local market, experts traveled in from California, Oregon and North Carolina and presented on everything from practical building strategies to marketing and buyer demographics.

Indoor Air Quality

- Low-VOC/low-toxic paints used for all major interior surfaces
- Ductless heating system
- Homes have large single-car garages located on the site perimeter to enhance community interaction & indoor air quality.
- Carpet used for less than 1/3 of total floor area
- Provided balanced or slightly positive indoor pressure using controlled ventilation

Material Use

- Trees from site dried and milled for use as flooring, beams and structural columns
- Extensive recycling plan to manage jobsite waste
- Ground land clearing waste and re-used
- Used advanced framing and engineered structural products
- Used a 50-year siding product and 30 year roofing product
- Used recycled content plastic lumber for decks and porches

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

Pictures courtesy of [The Cottage Company](#)/Ross Chapin Architects.



Member News

[The Northwest Natural Resource Group Announces NW NEUTRAL A New Carbon Emissions Offset Program That Supports Local Forestland Owners](#)

The Northwest Natural Resource Group (NNRG) is proud to announce the historic first sale of carbon offsets from Northwest small forestlands through NNRG's new NW Neutral program. The first buyer of these carbon offsets through the program is local green building materials retailer ecohaus. This sale is the first of its type to connect Northwest small forestland owners who wish to sequester additional carbon in their forest with a Northwest business looking to offset its own emissions.

NNRG's new program was formally announced at a celebration in ecohaus' Seattle showroom on March 12. Washington State's new Public Lands Commissioner, Peter Goldmark, was present to make the announcement. "Carbon offsets could create a new market for small forest landowners that would keep working forests working," said Goldmark. "In these challenging economic times, we must innovate ways we can simultaneously fight climate change and protect forestlands from conversion."

In addition to the outstanding speakers and education, the always dynamic expo gave attendees the opportunity to see the myriad of products and services available to green building professionals in the Puget Sound. Comments from exhibitors indicated that while the market is down, it is still important to reach out to the professional building community, and the conference is one of their best opportunities to do that all year.

The conference also included an awards ceremony that presented both the inaugural statewide Built Green Washington awards, and the local Built Green Hammer and Pioneer awards. Held at the recently opened Hyatt at Olive 8, the reception was a great opportunity to see which builders, developers and architects are raising the bar in green building.

Beginning with the Kennedy's keynote speech, and echoed resoundingly throughout the day was the message that the building market is at a standstill, and the economically and environmentally non-sustainable status quo of recent years is over. However, the industry has the opportunity and ability to reinvent itself as the market stabilizes and slowly recovers, and the Built Green Conference gave the attendees the inspiration, practical tools, and market knowledge to stay competitive in a changing market.

-- [Aaron Adelstein](#)



Events

[Ecohaus Eastside Living Wine Tasting and Open Houses](#)

Friday and Saturday, April 3 and 4, ecohaus, Bellevue

Friday, April 3rd there will be a free wine-tasting at the ecohaus showroom – sponsored by The Tasting Room. Representatives and landowners from the Northwest Natural Resource Group will celebrate their new NW Neutral carbon sequestration program with their community east of the lake.

On Saturday, April 4, ecohaus is hosting a community barbecue and inviting organizations from the sustainable community on the Eastside. Bellevue residents can learn about a wide variety of the sustainable movements happening right in their own backyard, from Full Circle Farms and the zHome Project to the City of Bellevue's Stream Team and Carbon Yeti.

ecohaus Bellevue is located at 13131 NE 20th St. For more information, please visit the [web site](#).

[Living Green Series – Green Transportation Wednesday, April 8, Mercer Slough Environmental Education Center, Bellevue](#)

The City of Bellevue and partner organizations will present all of the green ways to get around Bellevue and beyond. You will learn about green cars, bicycle travel around town and public transportation as well as how to set up carpools. Discuss how these transportation choices not only reduce traffic congestion, but can save you money as well! Join us and hear about what you can do now to make your commute easier and greener and find out what is coming up in the future.

In the Pacific Northwest, where more than 30 percent of our forests are privately owned and we are seeing an alarming increase in the loss of private forestland due to rising real estate values, increasing competition in commodity timber markets, increasingly complex regulation and declining rural economies. The loss of this land can be slowed by giving private owners of forest land alternative revenue streams. This newly available revenue stream from the Northwest Natural Resource Group creates long-term investment in our private forestlands and contributes to the fight against global warming.

About The Northwest Natural Resource Group: For over 15 years Northwest Natural Resource Group (NNRG) has been leading efforts to make ecological forestry a paying proposition in the Pacific Northwest. Our [Northwest Certified Forestry](#) program uses protocols designed by the [Forest Stewardship Council](#) to provide a broad suite of economic, educational and informational benefits to small forest landowners in Washington and Oregon. More info at the [web site](#).

About ecohaus:
A leader in the green building industry since 1991, ecohaus supplies a full range of interior and building materials from dual flush water-saving toilets to FSC certified wood to energy saving materials and devices. More info at the [web site](#).

[Greenhome Solutions Launches New E-Commerce Web Site Featuring Green Building Materials](#)

Greenhome Solutions, a Seattle-based online retailer of earth-friendly building products, has launched a new e-commerce website: <http://www.GHSProducts.com>. The new online store features a wide variety of quality green building products, sustainable building materials, and home accessories at competitive prices for homeowners as well as genuine builder discounts extended to industry professionals. Featured products include certified sustainably harvested lumber, reclaimed hardwood flooring, recycled glass and paper countertops and tiles, cork and bamboo flooring.

Greenhome Solutions was founded by Erin, Tyler and Cameron Reith, siblings and lifelong Seattle residents. The new green home store specializes in healthy, non-toxic and safe alternatives to traditional homebuilding products that help homeowners to build a safe, comfortable and more efficient home. The online store provides website customers with a state-of-the-art product search and a shopping cart feature to make purchasing easy. Repeat visitors can create password protected accounts to make check out faster and the user-friendly design allows customers to browse various options for quality flooring, countertops, tiles and accessories from respected and socially-responsible manufacturers such as EcoTimber, Columbia Riverwood, Green Mountain Woodworks and Tiger Mountain Innovations.

Homeowners interested in receiving more information about earth-friendly homebuilding products are encouraged to sign up for the Greenhome Solutions newsletter for new product features, online promotions and green living tips. For more information visit the [web site](#) or contact Erin, Tyler or Cameron Reith at info@GHSProducts.com.

For more information on the whole series click [here](#).

[Making Sustainability Stick - Strategies for Sustainability](#) April 29 and 30, Northwest Environmental Training Center, Seattle

This course will provide methods, strategies and tools to implement sustainable principles and practices in an organization or community. Individuals and teams involved, or hoping to be involved, in implementing sustainability initiatives will benefit from the information and resources presented in this course. There will be a strong focus on processes that make sustainability initiatives stick.

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

[China-US Professional Workshop on Regional Sustainable Development](#) Tuesday-Saturday, May 5 through 9, University of Washington, Seattle

Urban development in China and the U.S. presents many similar challenges in meeting the economic, environmental and social needs of present and future generations. The China-US Professional Workshop for Regional Sustainable Development brings together Chinese and American leaders and professionals in municipal government, planning, development and design for an intensive exchange.

The program introduces practical tools and policies for local sustainable development, as well as expert insight on fundamental differences in politics, social structures, law and economics of urbanization in the two countries. Participants will have a unique opportunity to work together on solutions to actual development cases they bring to the exchange, and to address such questions as "How can new approaches to regulatory as well as collaborative processes encourage these solutions?"

Registration Fee:

US\$1,500 (Early registration before March 31, 2009).

US\$1,900 (April 1, 2009 through April 15, 2009).

For more information please visit the [web site](#).

[Exploring Energy & Design: Smart Solutions For The Built Environment](#)

Wednesday, May 13, Town Hall, Seattle

Presented by Alan Thein Durning and Jason F.

McLennan. As the prospect of global economic crisis hits home, there is hope. The work being done to combat climate change through smart community design, green building and energy research gives communities the opportunity to respond to economic crisis with common sense solutions. This seminar will highlight work being done right here in our backyard, and explain what needs to be done in the future to ensure the sustainability of our region. For more information and to register, click [here](#).

Classes

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

[Introduction to Built Green®](#)

Tuesday, April 14, MBA Housing Center,



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!

[AB Vacuums/Lipp Construction LLC](#)
(800) 768-5430 in Puyallup

[Danco Improvements LLC](#)
(425) 242-1078 in Bothell

Dolphin Painting Inc
(206) 650-1102 in Seattle

Greentech NW
Integrated Green Technology Systems
(206) 979-0354 in Kenmore

[JPN Services, Inc.](#)
(425) 453-5373 in Everett

[Janes Gypsum Floors Inc](#)
(425) 481-2424 in Woodinville

Johnson & Hunter LLC
(206) 352-7900 in Seattle

[Johnston Architects PLLC](#)
(206) 523-6150 in Seattle

K-4 Construction, Remodeling and Repair, Inc.
(360) 657-7000 in Marysville

[L Z L Construction Inc](#)
(425) 485-3877 in Bothell

[Lakeview Design & Constr Inc](#)
(206) 323-8380 in Seattle

[Rain Pro's, Inc.](#)
(253) 678-7111 in Federal Way

Renaissance Builders Inc
(360) 435-5548 in Arlington

Residential Construction Specialists
(206) 420-5979 in Seattle

[Seattle Sound Carpentry Inc](#)
(206) 327-7364 in Seattle

[Sustainable Building & Insulation](#)
(253) 507-7682 in Tacoma

Swartz Development
(206) 730-6933 in Seattle

[Wascha Studios, LLC](#)

Bellevue

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, April 14 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](#).

[Save the Sound, Build a Rain Garden](#) Thursday, April 23, NW Environmental Education Center, Seattle

Time: 6:30 to 8:30 p.m.

Please join Stewardship Partners and WSU Cooperative Extension for a hands-on classroom workshop on rain garden design and construction. Workshop participants will receive a rain garden handbook and other useful materials. You will also be invited to participate in several full-scale rain garden installation workshops scheduled later in the spring and summer. Workshops are free and registration is required. Participants will be sent site-assessment instructions in advance to help maximize their learning at the workshops.

Contact Becky Abbey at Stewardship Partners to register and for more details: Call (206) 292-9875 or [email](#), and visit the [web site](#) for more rain garden information.

[Passive House and Net Positive Energy Homes](#) Sunday, February 8, Green Lake Branch of the Seattle Public Library, Seattle

Time: 1 p.m. to 3 p.m.

A presentation by Katrin Klingenberg and Michael Kernagis of The Passive House Institute U.S and sponsored by The Northwest Ecobuilding Guild. Passive House is an advanced, cost effective system for designing and constructing very low energy buildings. Starting from pioneering work on superinsulated structures that took place in North America in the 1970s and '80s, Passive House was developed in Europe with the first Passive House residence built in Germany in 1990. Since then more than 15,500 Passive House units have been completed across Europe and worldwide. Originally adopted by homebuilders, the standards, tools, and strategies which comprise Passive House have become mainstream at very large scales in Europe with examples including apartment buildings, schools, skyscrapers and factories. The presentation is free and open to the public. For more information, please see the [NW Ecobuilding Guild website](#).

[High Performance Homes: The Do's Don'ts and Why's with Mark LaLiberte](#)

Tuesday, May 12 MBA Housing Center, Bellevue

Instructor Mark LaLiberte will provide you with the training necessary to identify common construction details that can lead to moisture problems, contribute to indoor air quality concerns and excessive energy consumption. His presentation is designed to teach you how to correct them before they become customer service problems. Learn to enhance your company's reputation by being the expert. The workshop format will consist of two hours of training and two hours of round table question-and-answer time.

Cost: \$30 for Members/\$50 for Non-Members

(206) 935-3498 in Seattle



New Certifications

Congratulations to **Atlin Investments, Inc.** for certifying the two new construction homes on 28th Ave NE in the Issaquah Highlands Community in Issaquah as **4-Star** Built Green; [Dwell Development LLC](#) for certifying a three townhome project on S. Edmund Street in Seattle as **3-Star** Built Green; [Epic Homes](#) for certifying a single-family home and two townhomes on 24th Ave in Seattle as **3-Star** Built Green; [gProjects LLC](#) for certifying the 7-unit townhome project on E. Pine Street in Seattle as **5-Star** Built Green; [Lastingnest Construction, Inc.](#) for certifying a remodel project on Woodlawn Ave. N in Seattle as **5-Star** Built Green; [Quadrant Homes](#) for certifying 145 new homes at Aster Creek at Snoqualmie Ridge in Snoqualmie, 195 new homes at the Kentlake Highlands Community in Kent, 119 homes at the Pasadera Community in Everett, and 89 homes at the Pasadera Heights Community in Everett as **3-Star** Built Green; [Specialized Homes LLC](#) for certifying a six single-family homes on 26th Ct. NE in the Issaquah Highlands Community in Issaquah as **4-Star** Built Green; and [YS Development LLC](#) for certifying a new home on 5th Street in Kirkland as **4-Star** Built Green.



Puget Sound Energy



PUGET SOUND ENERGY

Current Puget Sound Energy Energy-Efficiency Rebates

Qualified customers in PSE's nine-county electric service area have a new incentive to switch to natural gas. The company is offering a new rebate for PSE electric customers who convert from all electric heat or water heating to natural gas, regardless of who will provide their natural gas service. The incentive is one of the largest ever offered by PSE, with rebate amounts ranging from \$500 to \$3,950, depending on usage and scope of conversion. Funds are available immediately. For more information on all the Puget Sound Energy rebates check out a full listing below or [online](#).

- **\$50, \$75, or \$100 rebate** available for premium-efficiency clothes washers using the WashWise program's energy-efficiency standards.
- **\$2 to \$20 rebates** available for various ENERGY STAR qualified CFL bulbs and fixtures.
- **\$350 rebate** available for an ENERGY STAR qualified natural gas furnace.
- **\$1,200 rebate** available for energy-efficient ductless heat pumps for current PSE electric customers in an existing single-family home using electric baseboard or wall heaters as the primary heating source.
- **\$200 to 350 rebates** available for high-efficiency air-source heat pumps with a 8.5

For more information on the class and to register please click [here](#).

[Energy Modeling Software](#)

Wednesday, February 25, Phinney Neighborhood Center, Seattle

Time: 7 p.m. to 9 p.m.

Presenters: There are a number of software applications that can allow architects and builders to model the heating/cooling implications of their design decisions and compare the effectiveness of various kinds of energy efficient solutions. Come and learn the about the many different software tools in this arena.

Costs: Free for Northwest Ecobuilding Guild members; \$5 donation for non-members.

For more information, please see the NW Ecobuilding Guild [website](#).

[Green Advantage Training and Certification with David Johnston](#)

June, Dates TBD, MBA Housing Center, Bellevue

Renowned green building consultant and teacher David Johnston will present the Green Advantage® Training and Certification. This workshop features state-of-the-art instruction on proven residential and commercial green building techniques and approaches. It provides real world, practical construction and marketing instruction in the areas of site selection, energy conservation as it applies to framing, insulation, windows, water heating, appliances, heating and cooling, resource conservation and indoor air quality. It also addresses marketing these green advantages.

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



Snohomish County



[Green Residential Appraisal Workshop](#)

Friday, April 24, Snohomish County PUD, Everett

Join us for the first green appraisal workshop ever offered in Snohomish County. This state-

approved 7-clock-hour class will help real estate appraisers align with the changes resulting from the proliferation of green building in our community. Since it's the first of its kind, the entire Puget Sound appraisal community would greatly benefit by attending this workshop. Pass this information along!

Presenters from S.E.E.C. (Social, Environmental, and Economic Consulting) will present evidence supporting the emergence of the green building market and develops a case for adjusting appraisal valuation accordingly. See The [Sustainable Development Task Force website](#) for a class flyer with more details on the agenda and registration. Cost: \$110



Contact Built Green

or 9.0 HSPF and a 14 SEER rating.

- **\$50 rebate** available for ENERGY STAR qualified natural gas storage water heaters with an energy factor of .62 or higher.
- **\$150 rebate** available for ENERGY STAR qualified natural gas tankless water heaters with an energy factor of .82 or higher.
- **\$150 to \$300 rebates** available for ENERGY STAR qualified natural gas or electric heated manufactured homes.
- **\$100 to \$1,600 rebates** available for insulation in qualified homes heated by natural gas or electricity provided by PSE.
- **\$3 per square foot up to \$500** per house when upgrading single-pane windows to energy-efficient, double-pane windows in homes heated with electricity provided by PSE.
- **Up to \$3,950** rebate available to switch your home and water heating source to natural gas in qualified homes heated by electricity provided by PSE.

Master Builders Association

335 - 116th Avenue SE

Bellevue, WA 98004

P: (425) 460-8238

F: (425) 646-5985

builtin@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.

