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Electronic Newsletter for Green Residential Building

February 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](#).

Marpac Construction Project: New Central Hotel Renovation 657 South Weller Street, Seattle, WA

This month's featured project is a 3-Star remodel of a mixed-use building in Seattle's International District that resulted in a substantial alteration of the existing building into the New Central Hotel. The remodel was designed by Kovalenko Hale Architects and built by [Marpac Construction](#) for the project owner, Seattle Chinatown International District Preservation and Development Authority. [SCIDPDA](#) is a City-chartered community development agency whose mission is to "preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood." By utilizing the existing structure, the project was able to minimize the amount of new material needed for the project, as well as keeping the existing character of the building within the context of the surrounding neighborhood. The energy strategies for the project consisted of upgrading windows, adding insulation where necessary, installing weather stripping as well as others. With an emphasis on interior renovation, Marpac Construction installed formaldehyde-free materials for insulation and cabinetry, and rapidly renewable, certified sustainable or reclaimed wood products for flooring, trim and cabinetry.

Vital Stats

Location: Seattle

Star Level: 3-Star

Checklist: Remodel

Size: 29 units

Section	Points
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Site and Water	22
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Energy Efficiency	8
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Feature



The annual Built Green Conference will be held on Friday, March 6, 2008 at the Washington State

[Register](#)

Convention & Trade Center in Seattle, WA. The date is quickly approaching, so reserve your space at this year's conference by registering online.

In addition to the usual in-depth education on green building practices and strategies, this year's Built Green® Conference will feature a number of sessions on understanding the current and future green building market, and how it relates to the current economy. Geared toward both seasoned green industry veterans as well as those just dipping their toes in the edge of the green movement, the 2009 Built Green Conference, held March 6, will offer green perspectives and solutions to the issues currently affecting homebuilding professionals.

Robert F. Kennedy Jr. will be delivering the keynote address this year, on the topic of how business can utilize sound environmental policies and procedures through the adoption of green business practices.



Robert F. Kennedy Jr.'s reputation as a resolute defender of the environment stems from a litany of successful legal actions. Kennedy was named one of Time magazine's "Heroes for the Planet" for his success in helping Riverkeeper lead the fight to restore the Hudson River. The group's achievement helped spawn more than 160 Waterkeeper organizations across the globe. Kennedy serves as senior attorney for the Natural Resources Defense Council, chief prosecuting attorney for the Hudson Riverkeeper and president of Waterkeeper Alliance. He is also a clinical professor and supervising attorney at Pace University School of Law's Environmental Litigation Clinic and is co-host of Ring of Fire on Air America Radio. Earlier in his career, he served as assistant district attorney in New York City.

Other nationally recognized speakers will include Eric Cory Freed, author of "Green Building and Design for Dummies," Shyam Kannan, Vice President of Research and Development for RCLCO, a real estate market analysis firm, and John Tooley, energy efficiency educator and one of the nation's leaders in the area of building science technologies.

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
13,679

Total homes certified 2009
8

Total BG member companies
697

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Indoor Air Quality	50
Material Efficiency	43
Operation/Maintenance	43
Project Total Score	166

Some of the many green features of the project include:

Site and Water Protection

- No increase in the building footprint
- Use of non-toxic lumber for landscaping
- Landscaped with plants appropriate for the site that have a low watering requirement
- Installed bathroom and kitchen faucets with a GPM less than code

Energy Efficiency

- Inspected and installed weather stripping
- Added wall, ceiling, and floor insulation
- Upgraded windows to a U-factor of 0.35 or better
- Insulated hot and cold water pipes
- No air conditioner was installed
- Installed compact fluorescent bulbs and fixtures in high use locations

Indoor Air Quality

- Low-VOC/low-toxic paints used for all major interior surfaces
- Installed carpet with the CRI IAQ label
- Installed formaldehyde-free insulation
- Installed formaldehyde-free cabinetry
- Sized heating and cooling equipment to no greater than 150% of design heating and cooling loads
- Upgraded whole building ventilation system
- Provided balanced or slightly positive indoor pressure using controlled ventilation

Material Use

- Project waste was source separated and recycled accordingly at local recycling facilities
- Followed "best practices" to remove and dispose of asbestos-containing materials
- Installed flooring made of rapidly renewable or salvaged materials
- Used a 50-year siding product for all new or replaced siding
- Installed FSC certified domestic wood for new or replaced cabinetry and trim

The impressive lineup of educational sessions this year will include a course on the comparative analysis of Built Green and LEED for homes—based on a recent in-depth report by King County and the City of Seattle. Other classes will cover: The market value of certified residential projects; Effectively and honestly marketing green projects; Taking green building networks to the next level; and Market, political and financing solutions for energy retrofits.

In addition to the speakers and classes, the Built Green Conference offers a hands-on opportunity for building professionals to familiarize themselves with the tools of the green building trade. The Green Building Expo will feature the latest green products and services in the industry, from recycled glass countertops to solar panels, low VOC paint, to green service providers.

For complete information on the conference program, educational sessions, exhibits and registration, please visit our [website](#).

[Register now!](#)

Sponsored by:



Built Green Awards

Come join us for the inaugural Built Green Washington Awards Ceremony! 2009 marks the first year of this statewide awards program to honor innovative green building practices and environmentally responsible residential construction throughout the State of Washington. On Thursday, March 5 from 4 p.m. to 7 p.m. Built Green Washington will be hosting an awards ceremony at the new Hyatt at Olive 8 hotel, located at 1635 8th Ave. in Seattle. Join us for food and drinks, and to help us honor each of the 2009 award recipients.

The award categories for the Built Green Washington Awards are:

- Small Home Design (under 2,000 square feet)
- Eastern Washington Custom Home
- Western Washington Custom Home
- Community Development
- Multi-Family Project
- Remodel under \$100,000
- Remodel over \$100,000
- Net Zero Energy Home of the Year

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

Photos courtesy of KeyBank.



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!

Bussiere Contracting & Painting LLC
(425) 445-4777 in Sammamish

[CJ Construction Services](#)
Commercial and Residential Remodeling
(206) 440-8148 in Lake Forest Park

[California Closets](#)
Space To Be
(425) 644-1006 in Bellevue

[Coakley Development Group LLC](#)
Your Land Specialist!
(206) 979-0693 in Kirkland

Concept Builders Inc.
(360) 886-1441 in Enumclaw

Tony Edwards State Farm Insurance
See me for contractor policies or bond
(425) 337-4800 in Everett

Fresh Built
(425) 999-2422 in Maple Valley

[Fuller Electric Inc](#)
(253) 661-7181 in Federal Way

[Go Green Mortgage](#)
Going Green One Home At A Time
(206) 920-2063 in Renton

[H2D, LLC](#)
Architectural & Interior Design: Residential Remodels to New Construction
(206) 362-1223 in Seattle

[Hauser Long PS](#)
(425) 889-1778 in Bellevue

[HomeStreet Bank](#)
(206) 623-3050 in Seattle

[Olympic Mechanical Inc.](#)
(425) 774-8841 in Mountlake Terrace

[Partnership for Water Conservation](#)
(206) 957-2199 in Seattle

In addition, Built Green of King and Snohomish Counties will be celebrating the high quality builders and projects of 2008 by handing out the highly coveted Built Green Hammer and Built Green Pioneer Awards, sponsored by Puget Sound Energy. In our fourth year of the awards program, we will be honoring projects in categories ranging from Large Production Builder to Remodel Builder, as well as acknowledging the dedication of some of our greatest program stewards.

This will be a great opportunity to meet innovative green builders from around the state, as well as to support some of the most beautiful and environmentally responsible projects throughout our region and the builders who created them.

Registration is available [online](#). For more information about the event, please contact Built Green of King and Snohomish Counties at (425) 460-8238.



Program Update

Built Green has been in the process of updating our remodel checklist and program for the past 18 months. We have been working with remodelers, architects, energy specialists, and members of the Built Green Executive Committee to make the necessary changes and additions to our remodel program to create a truly exceptional updated remodel checklist. As part of the process we have asked for feedback from Built Green members to help us make decisions about how to make the remodel checklist both environmentally meaningful and realistic for the remodeling market. As we are nearing completion of this process we are looking for final comments on the pilot remodel checklist prior to formally adopting the checklist and moving towards public launch of the program.

If you are interested in reviewing the pilot checklist and providing feedback, please contact Built Green Program Manager, Koben Calhoun, at kcalhoun@mbaks.com. We are holding an open meeting for Built Green members to provide feedback in person from 2 to 3 p.m. on Wednesday, February 11, 2009 at the MBA Housing Center in Bellevue. If you are not able to attend the meeting, but would like to provide comments, please email them to the Koben Calhoun by end of day Tuesday, February 10.

We are excited about the development and launch of our updated remodeling program. We have an opportunity to have a substantial impact on the existing housing stock in our region, and this remodeling program will provide a great resource to our membership and the community in that effort. The program is as strong as the members involved in the program, please take the opportunity to be involved in the process.



Events

[Built Green Hosts February Eastside Green](#)

[Proform Construction LLC](#)
(206) 229-1566 in Seattle

[SGA Corporation](#)
(206) 533-0290 in Shoreline

[Servpro](#)
(253) 838-8999 in Kent

[Spencer LLC](#)
Cabinetry with Premium Furniture Construction
(360) 805-2500 in Monroe

[TSA Homes](#)
Custom Construction
(206) 818-5525 in Duvall

[Tuscan Walls Inc.](#)
(425) 747-8267 in Bellevue

[Waddell & Reed, Inc.](#)
Investing. With A Plan.
(425) 455-4020 in Bellevue



New Certifications

Congratulations to [Chaffey Homes](#) for certifying two new construction projects on SE 3rd Pl. in the Palermo Community in Sammamish as **3-Star** Built Green and on 41st Ave. E in Seattle as **4-Star** Built Green; [Conner Remodeling & Design, Inc.](#) for certifying two remodel projects on W. Mansell St. and on N. 39th St. in Seattle as **2-Star** Built Green; [DevCo, Inc.](#) for certifying the new construction multifamily project on SE 312th St. in Auburn as **2-Star** Built Green; [Matt Tullio Construction](#) for certifying the remodel project on 14th Ave. NW in Seattle as **5-Star** Built Green; [Sinclair Thimgan Homes](#) for certifying a home on Harrison Way in Issaquah as **4-Star** Built Green; [SMR Architects](#) for certifying the YWCA Greenbridge Learning Center project in White Center as **3-Star** Built Green; and [SRM Development, LLC](#) for certifying the Merrill Gardens at Kirkland multifamily project on Kirkland Ave. in Kirkland as **2-Star** Built Green.



King County



Project Manager II: Green Building
(\$58,756 - \$74,477 annually, 2008 rates)
**Firm: King County Solid Waste Division;
GreenTools Program**

Job Description:

King County's GreenTools green building program is among the nation's leading sustainable development programs, helping designers, builders, residents, businesses and governments create green buildings

Drinks

Thursday, February 19, MBA Housing Center, Bellevue

Come join us for networking, drinks and food. This is a great opportunity to meet with fellow environmental stewards and to have a great time! The event will be held at the MBA Housing Center in Bellevue at 335 116th Ave SE from 5 to 7 p.m. For more information, please visit the [Green Drinks website](#), or contact the Built Green program by [email](#).



Classes

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

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](#).

Introduction to Built Green®

Tuesday, February 10, MBA Housing Center, Bellevue

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

Healthy Home Series for Real Estate Professionals

Wednesday, February 11, Snohomish County PUD, Everett

Wednesdays, beginning January 14, 2009, this six session series will offer Real Estate Professionals an opportunity to earn 21 clock hours, be eligible to sit for the Built Green Professional: Real Estate certification exam, learn from a green building veteran and Built Green Program manual writer and be ahead of the new market trend in real estate. Presented by Cate O'dahl, ESP Services, and Sponsored by GreenWorks Realty, Greening Properties, and the Sustainable Development Task

and sustainable communities. The incumbent will implement programs that support green building within King County cities, county departments, and the public and private sectors.

Primary Job Duties:

- Develop programming and provide support to sustainable development activities to city governments within King County (excluding Seattle). Activities currently include developing a green building guidance document/tool. Ongoing activities include program development, project technical assistance, staff trainings, and partnering with other agencies on code revisions that support green building.
- Manage a green building grants incentive program that awards financial support to private and public developments incorporating innovative green building practices.
- Provide green building technical assistance to designers, builders, owners, and users of commercial and residential buildings.
- Establish and complete work plans, budgets, reports and schedules for multiple projects and tasks
- Manage consultant contracts, monitor and evaluate consultant work products, and approve invoices
- Position may involve management of Construction and Demolition Recycling efforts depending on applicant abilities and program needs.

Qualifications:

Requires two years of experience related to sustainable development. A Bachelors Degree in architecture, science, regional planning, or other field related to the environment or the construction industry, or any combination of education and experience that demonstrates the ability to perform the essential functions of the job. Additional knowledge, skills and abilities required can be found online at the King County website.

Application deadline is 5 PM on February 19, 2009. Please [submit electronically](#).



Snohomish County



[Green Residential Appraisal Workshop](#)

Friday, February 27, 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,

Force.

Each session offers 3.5 independent clock hours, however, to be eligible to sit for the Built Green Professional certification exam, you must attend five out of the six sessions - all others are welcome to attend any one or more of the sessions. Each session costs \$54, check or cash only. For a complete list of the session content, see [GreenWorks](#) website. Reservations are required to receive clock hours, handouts and class materials. To register, please contact Cate O'dahl at (206) 999-0124.

[Save the Sound, Build a Rain Garden](#) **Thursday, February 12, Carnation City Hall** **Time:** 6:30 to 8:30 p.m.

Free workshop

Please join Stewardship Partners and WSU Cooperative Extension for a hands-on classroom workshop on rain garden design and construction. We have several classes scheduled throughout King County and the Seattle Metro area beginning January 22nd in Bellevue:

Thursday, February 12, Carnation City Hall
Tuesday, March 3 Renton Technical College
Tuesday, March 17, Seattle Aquarium
Thursday, March 26, Seattle Tilth
Thursday, April 23, NW Environmental Education Center, Seattle
All classes are from 6:30 to 8:30 p.m.

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 [website](#) for more rain garden information.

[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](#).

[Healthy Home Training on Indoor Air Quality](#) **Thursdays, March 19 to April 30, MBA Housing Center, Bellevue**

Starting again this Spring is the Healthy Home Training workshop series on Indoor Air Quality, developed by Built Green, the American Lung Association® and the Northwest EcoBuilding Guild.

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.

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 along with in-depth information and resources. All topics address costs associated with and practical applications of healthy building techniques. By attending the workshop builders, designers and other professionals can learn cost-effective and healthy construction techniques, visit a model healthy home and meet their customer's needs. Classes will be taught by regional experts in the field. For more information on and to register for the class, please visit the MBA University [website](#).

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.



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