



Master Builders Association of King and Snohomish Counties, Washington

BUILT GREEN™ News

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Electronic Newsletter for Green Residential Building

January 2009

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.

Featured Project



Photo: VELOCIPEDA architects inc

View the case study [here](#).

Lastingnest Woodlawn Project 3432 Woodlawn Ave N, Seattle, WA

This month's featured project is a 5-Star comprehensive remodel in Seattle's Wallingford neighborhood built by [Lastingnest Construction](#) and designed by [VELOCIPEDA architects inc](#). The home was modeled to use 40% less energy than a home with the same design built to code, and the builder took extra care to build with a light footprint on the infill site. The design and building team also built with a particular focus on material reuse and salvage. According to verifier Tom Balderston, it was the most comprehensive sourcing and use of recycled material that he had ever seen. Finally, the home heating and ventilation systems were upgraded to modern day high performing systems for better energy performance and indoor air quality.

Vital Stats

Location: Seattle
Star Level: 5-Star
Checklist: Remodel
Size: 3,150 square feet

Section Points

Section	Points
Site and Water	68
Energy Efficiency	76

Feature



Register Now for the 2009 Built Green® Conference!

Register now and save the date for our annual Built Green Conference Friday, March 6, 2008 at the Washington State Convention & Trade Center in Seattle, WA. We are pleased to announce Robert F. Kennedy Jr. as our keynote speaker.

Robert F. Kennedy Jr. has a reputation as a resolute defender of the environment. Mr. 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. He is an extremely successful and reputable environmental advocate, and will be speaking on the state environmental activism and how to meaningfully address the environmental issues we face today.

In addition to the keynote speakers, the conference will also contain: 10+ education sessions focusing on high-performance building techniques, including:

- John Tooley of Advanced Energy, Does Green = Quality?
- Shyam Kannan of RCLCO, Measuring the Market for Green Residential Development
- Eric Corey Freed of organicARCHITECT, The Myth of Sisyphus – a roadmap to greening our buildings
- A discussion of the Built Green/LEED comparison report recently developed by King County and the City of Seattle

To see a full listing of the educational sessions, the conference program, exhibits, and registration, please visit the [website](#).

In addition to the education sessions, the conference will also feature a green expo of over 100 booths containing the latest green products and services.

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
13,671

Total homes certified 2008
1,393

Total BG member companies
697

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Indoor Air Quality	113
Material Efficiency	141
Operation/Maintenance	45
Multiplier	1.00
Project Total Score	443

Some of the many green features of the project include:

Site and Water Protection

- Limited heavy equipment use to minimize soil compaction
- Preserved and re-planted existing landscaping
- Amended soil depth to 8-10 inches
- Provided front porch and placed detached garage behind the home
- Turf grass limited to 25% of landscaped area

Energy Efficiency

- Home modeled to perform 40% better than a comparable code home
- Used Advanced Wall Framing techniques with studs on 24" centers and double-top plates
- Used airtight drywall approach in framing
- Installed high efficiency windows
- Installed a Heat Recovery Ventilator to capture heat from warm air leaving the house
- Tankless hot water system used
- Used 92% AFUE high efficiency water heater
- 75% of lighting is compact fluorescent
- Pre-wired for Solar photovoltaic system and solar hot water
- Blower door test with results better than 2.3 ACH
- Blown in cellulose used as insulation

Indoor Air Quality

- No carpet was used in the remodel or throughout the home
- Low-VOC/low-toxic paints used for all major interior surfaces and for sealers, grouts and adhesives
- Installed ductless heating system and whole house ventilation system
- Used exterior grade plywood and formaldehyde free composites
- A high efficiency HEPA filter installed in the Heat Recovery Ventilator

[Register now!](#)

Sponsored by:



Classes

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

Healthy Home Series for Real Estate Professionals

Wednesday, January 14, 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 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. Walk-ins are welcome on the first night, Wednesday, January 14, 2009.

Green Materials: No Longer a Hidden Value

Thursday, January 15, ecohaus, Bellevue

Time: 10 a.m. to 1 p.m.

Whether a real estate agent or homeowner, get the knowledge you need to capitalize on the green trend and successfully sell homes with this 3-hour class. Topics will cover: What makes a material or product green? How does material selection fit into sustainable building practices? Receive valuable information for not only successfully selling a Green Home, but also for identifying green features in a conventional home that add selling points.

The class will be instructed by Brenda Nunes, a Certified Sustainable Building Advisor and developer of the award-winning Built Green Home at Suncadia. She has taught CEU real estate clock hour classes in association with Seattle King County Association of Realtors, Master Builders Associations University, Suncadia and local title companies.

Logistics: 3 Clock Hours, Certificate Provided

Fee: \$30

R.S.V.P.: by [email](#), or call (425) 785-6286.

- No use of PVC piping for plumbing
- Installed Carbon Monoxide detectors

Material Use

- Project waste sent to a recycling facility with a 90 percent recycling rate or better
- Flooring reclaimed from Garfield High School
- Salvaged CVG Fir from Garfield High School used as trim
- Re-used windows from existing home
- Reclaimed wood used as fencing and eaves
- At least 90% of all framing material was FSC Certified
- FSC certified exterior doors
- FSC certified hardwood cabinets
- Used finger jointed studs and advanced framing techniques
- Used 50 year siding and 40 year roofing materials
- Used recycled content plastic decking material
- Used fiberglass framed windows as opposed to vinyl

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

Photos by [VELOCIPEDA architects inc.](#)

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!

[Ballard Natural Gas Service](#)
(206) 784-8101 in Seattle

[Bayside Supply Co LLC](#)
(425) 259-4994 in Everett

[Brenda Nunes, Certified Sustainable Building Advisor](#)
Improving Vitality Through Sustainability
(425) 746-1273 in Bellevue

[DMD & Associates](#)
(206) 604-5390 in Woodinville

[Elite Floor Coverings](#)
(206) 396-8638 in Auburn

[Elite Surfaces LLC](#)

[Sustainable Kirkland: Green Remodeling](#) **Tuesday, January 20, Wilde Rover, Kirkland** **Time:** 7 p.m.

Join Sustainable Kirkland for a presentation on Green Remodeling by Jon Alexander. Jon Alexander, President of Sunshine Construction, has specialized in green building since 1991. His homes have won awards in the Seattle Built Green Design competition and the Innovations in Conservation Award. Alexander is one of the founders of the Northwest EcoBuilding Guild and is involved in the Seattle area Built Green® program. See the [Sunshine Construction website](#) to learn more.

For more information about this class and about Sustainable Kirkland, please visit the [website](#).

[Save the Sound, Build a Rain Garden](#) **Thursday, January 22, Bellevue 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, January 22, Bellevue City Hall
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.

[Weatherization 501](#) **Wednesday, January 28, Phinney** **Neighborhood Center, Seattle** **Time:** 7 p.m. to 9 p.m.

Presenters: Scott Finley, Atmosphere, Inc.; David Vollan, Home Performance, Inc. We will present the current, state-of-the-art, in-home performance contracting and compare it with what most people probably think of as 1970s era "weatherization". You will learn about different types of insulation and installation best practices, where the problem areas are and how to make the biggest difference for the least amount of money. We will also touch on ventilation strategies and efficient mechanical systems.

Costs: Free for Northwest Ecobuilding Guild members; \$5 donation for non-members. For more information, please see the [NW Ecobuilding Guild website](#).

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

(253) 838-1190 in Federal Way

[Evans Glass, Inc.](#)
Energy Efficient Replacement Windows
(206) 682-0180 in Seattle

[Fineline Pacific LLC](#)
(425) 251-6177 in Kent

[Foster Penner LLC](#)
(206) 632-1990 in Seattle

[GMG Construction, Inc.](#)
(206) 234-5609 in Mountlake Terrace

Ideker Construction LLC
(425) 413-9002 in Maple Valley

MDK Builders LLC
(206) 769-8531 in Seattle

Precision Design, Inc.
The finest in contracting, because we truly care.
(425) 392-9894 in Sammamish

[Roberts Wygal](#)
Confirming our commitment to quality craftsmanship with each home we build
(425) 483-0234 in Bothell

T. Spurgeon Associates
(425) 256-2691 in Redmond

[Tully Homes](#)
(206) 244-3282 in Burien

[WARIES Ltd](#)
(425) 319-5783 in Edmonds



Low Impact Development Workshop and Tour at Monroe Fairgrounds

Wednesday, January 28, Monroe Fairgrounds, Monroe

Time: Workshop will occur from 8 a.m. to 11 a.m., with an optional off-site tour taking place immediately following the workshop.

This low impact development workshop and tour will feature lessons learned from the demonstration project at Monroe Fairgrounds and new insights from experienced professionals. Last summer, Snohomish County Surface Water Management, through a grant from the Washington State Department of Ecology, completed the installation of a series of low impact development demonstration strategies, including several versions of pervious surfaces (asphalt, concrete and pavers), rain gardens, and amended soils. This workshop is designed for developers, contractors, engineers and even homeowners, to participate in a FREE educational workshop to learn how low impact development strategies can work on any sized property from a single rain garden on a small lot to pervious parking lots for big box stores.

Come out to see how successful rain gardens,

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 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. 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](#).

New Certifications

Congratulations to [Anderson Construction Group, Inc.](#) for certifying the new construction project on 38th Ave E in Seattle as **3-Star** Built Green; **CMB Construction LLC** for certifying a four townhome project on Lake City Way NE in Seattle as **3-Star** Built Green; [Cobb Construction](#) for certifying 24 new homes in Seattle as **3-Star** Built Green; [Dwell Development LLC](#) for certifying the new construction project on S. Alaska Street in Seattle as **3-Star** Built Green; **JSD Development LLC** for certifying

pervious surfaces and amended soils can make a difference on your property. Learn from experienced professionals during the lecture segment, see for yourself how rain gardens and pervious surfaces perform at the Monroe Fairgrounds demonstration sites, then join us for an optional car tour to Sultan (just a short drive from the Fairgrounds) to visit Stratford Place to see a pervious road and multiple driveway demonstration. We'll also stop at the rain gardens at Monroe High School. Registration is required. Contact Terri Hooper at (425)783-8275 or by [e-mail](#).

**[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, 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.

12 townhomes on NW 64th Street in Seattle as **3-Star** Built Green; [Model Remodel LLC](#) for certifying a remodel project on 2nd Ave. N in Seattle as **3-Star** Built Green; [Quadrant Homes](#) for certifying 74 new homes at Redmond Ridge East in Redmond and 156 new homes at Redmond Ridge Cascara in Redmond as **3-Star** Built Green; [Rick Burnstead Construction](#) for certifying a home on 176th Court NE in Redmond as **3-Star** Built Green; [Sinclair Thimgan Homes](#) for certifying a home on Harrison Way in Issaquah as 4-Star Built Green; [Stuart Silk Architects](#) for certifying two remodel projects, one on Blenheim and the other on 2nd Ave N, in Seattle as **3-Star** Built Green; [Deutsch Partners LLC](#) for certifying the Ballard Landmark, a multifamily project on Leary Ave NW in Seattle as **3-Star** Built Green; and [W.G. Clark Construction Co.](#) for certifying the Aljoya House a multifamily project on 76th Ave SE on Mercer Island as **2-Star** Built Green.



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.