



BUILT GREEN® News

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Electronic Newsletter for Green Residential Building

May 2010

Sponsors



King County



Snohomish County



MASTER BUILDERS ASSOCIATION



FUGET 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](#).

SBI Construction

Project: Custom Home - Seattle, WA.

This month's featured project is a custom home in Seattle built by [SBI Construction](#). The residence was recently certified as a 5-Star home with a total of 572 points. Energy modeling has shown that the operation of the home will use 32% less energy than a similar home built to the 2004 International Energy Conservation Code. It also featured a 2,500 gallon below ground cistern to collect rainwater, used a furred exterior walls to reduce thermal bridging, a solar water heating system, and whole house radiant heating. It also boasted a 95% construction waste recycling rate, and used sub-contractors who powered equipment and trucks on biodiesel. Designed by Built Green member [Stuart Silk Architects](#), the home is an excellent example of deep green building in an urban custom home.

Vital Stats

Location: Seattle
Star Level: 5-Star
Checklist: Single Family/Townhome

Section Points

Section	Points
Site and Water	131
Energy Efficiency	173
Indoor Air Quality	149
Material Efficiency	119
Multiplier	1.0
Project Total Score	572

Some of the many green features of the project include:

Built Green Incentive

2010 Built Green® Incentive now open for remodel projects

The application period for the King County/Seattle Built Green Incentive is now open, and remodel projects targeting the 4- and 5-Star levels are eligible to apply. As an added benefit to the recipients, Built Green and the King County EcoCool Remodel program are partnering to make an online TV series featuring the projects called EcoCribz. EcoCribz episodes will feature local contractors and homeowners who are working on green remodels. Eligible projects will begin on or after May 1, 2010, and must be completed within a five- to six-month period. The first episode will premiere in October. Projects will need to be certified under the Built Green® Remodel Checklist at the 4- or 5-Star level. Eligible projects may receive between \$2,500 and \$5,000 depending on the project type and level of green design and building elements employed. The 2010 application period is now open and will close May 31, 2010.

The King County/Seattle Built Green Incentive was established to encourage builders and residents that remodel homes to use green building standards while attempting to address barriers such as higher upfront costs for projects. Projects that are awarded grants will serve as demonstrations of high performance, replicable green housing for the region.

The Built Green Incentive application period closes May 31 at midnight (Pacific Time). For incentive details and information on applying, please visit the [website](#).

Sponsored by:



Events

GreenTools Government Confluence: THE "UNCONFERENCE" FOR IMPLEMENTING CHANGE

May 5, Bellevue City Hall, Bellevue

Mark your calendars for May 5, for the third-annual King County GreenTools Government Confluence, generously hosted by the City of Bellevue at Bellevue City Hall. This is a unique opportunity for exercising collaboration and creativity about creating sustainable communities with your nearby and not-so-nearby regional neighbors. It's also your one-stop shop to learn about the most cutting-edge topics, replicable case studies, and tools - including the unveiling of GreenTools' "Toolkit2" - which will

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
14,845

Total homes certified 2010
173

Total BG member companies
724

Resources

[Greentools](#)

[Checklists](#)

[Northwest EnergyStar](#)

Site and Water Protection

- Built on infill lot
- Installation of 2,500 gallon below ground cistern for rainwater catchment
- Left half of the site completely undisturbed during construction
- Amended soils to a depth of 12" to ensure rainwater infiltration
- Designed to achieve effective impervious surface for less than 10% for the site
- Either replanted or donated all vegetation from impacted site
- Installed a worm bin for food waste disposal
- Use of non-toxic outdoor materials for landscaping
- Landscaping with drought tolerant plants
- Installed low flow kitchen and bathroom faucets

Energy Efficiency

- Designed and built to use 32% less energy than a comparable code home
- Use of Energy Star appliances and heating equipment
- Installed hydronic radiant heating system with a 95% efficient boiler
- Blower door test showed air tightness at .15 ACH
- Used wall furring system for framing to reduce thermal bridging in exterior walls
- Installed a heat recovery ventilator to capture heat from warm air leaving the home and pre-heating the new colder air entering for home ventilation
- Installed high efficiency heat pumps with reverse cycle chiller system
- Used 97% efficient wall hung water heater tied to solar hot water system
- Installation of Energy Star certified heating equipment
- Did not install an air conditioner in the home

Indoor Air Quality

- Educated subcontractors about clean jobsite practices and use of low VOC materials
- Used formaldehyde free insulation throughout home
- Used only low VOC products for tile and grout, framing, flooring, HVAC, insulation, drywall and paints
- Used ceramic tile for flooring
- Used shelving, trim and doors that did not

become every municipality's favorite sustainability planning tool this year! Come to learn, be inspired, and make lasting connections. Tickets are \$25 - Reservations required. View flyer [here](#) or email nori.catabay@kingcounty.gov

[Living Future Conference](#)

May 5-7, The Westin, Seattle

Living Future isn't like other conferences. It's an intimate and vibrant "unconference" for those at the leading edge of the green-building movement. It calls us to think big and act even bigger. If your product or service is part of the solution to creating a truly sustainable built environment, you should be an exhibitor at Living Future's Tradeshow in Seattle from May 5-7, 2010. Anticipated attendance is 600 to 800 people, with an additional 200 expected to attend the Opening Keynote on May 5. Exhibitors will share ideas with decision makers at leading green-building firms, generate highly qualified leads and participate as an essential part of the "unconference" experience. Presented by Cascadia Region Green Building Council. Register now at the [website](#).

[Discover Sustainable Design- Seattle Public Utilities](#)

May 12, Cedar River Watershed Education Center, North Bend

Drop in for a free, guided exploration of the Cedar River Watershed Education Center. Join Chris on a 45-minute guided program that focuses on green design for a sustainable future and the facility's connection to the stories of the Cedar River Watershed. Register at [Seattle.gov](#).

[National Green Building Conference](#)

May 16-18, Raleigh, NC

The NAHB National Green Building Conference is the only national conference targeted to green building for the mainstream residential building industry. Network with designers and suppliers, attend exceptional education sessions and develop the skills you need for profitable green building. For more information visit www.nahb.org.

[Urban Forest Symposium--Saving Trees](#)

May 25, University of Washington, Seattle

The second-annual Urban Forest Symposium is sponsored by The Tree Canopy Coalition (T2C2), an ad-hoc committee of representatives from PlantAmnesty, Seattle Audubon, Seattle Tree Preservation, Inc., King County and the University of Washington Botanic Garden Center for Urban Horticulture. The West Seattle Garden Tour Committee, Pacific Northwest Chapter of the International Society of Arboriculture, Davey Tree Experts Company and Seattle Tree Preservation, Inc provide funding. The Symposium seeks to impart critical tree and urban forestry information to the non-arborist. Register [here](#).

[Old is the New Green: Starbucks Center](#)

May 26, Starbucks Center, Seattle

At 2.1 million square feet, the LEED-EB certified building is the largest multi-tenant building in Washington State and helped to breathe life back into Seattle's SODO neighborhood. Kevin Daniels, President of Nitze-Stagen and Daniels Development, will speak to the challenges of being a trailblazer in sustainable preservation and what made this project such a success. Don't miss the chance to get an insider's view at what makes Starbucks' global headquarters a leader in green preservation. Register [here](#).

- have added urea formaldehyde
- Designed 24" roof overhangs to inhibit moisture on vertical walls
- Had envelope inspected by a 3rd party prior to completion
- Installed a drainage plane between sheathing and house-wrap
- Used sloped sill pans with end dams for all windows and exterior doors
- Hose tested windows to ensure seals
- Installed whole house radiant heating system with no ducted heating
- Used low toxic lime plaster throughout interior walls

Material Use

- Achieved 97% construction waste recycling rate
- Designed components of home for deconstruction to aid in later material re-use
- Used deconstruction to dismantle and re-use existing building on the site
- Re-used doors, appliances, hardware and cabinets
- Home featured urban salvage lumber
- Did not use vinyl products for plumbing, flooring, siding or windows
- Used a 50% minimum of regional wood products for trim
- Installed recycled content cellulose insulation
- Used subcontractors who powered equipment and trucks with biodiesel
- Installed 50 year siding and 40 year roofing products

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

Photos courtesy of SBI Construction.



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!

[Bagley Custom Interiors](#)
(206) 715-9167 in Kirkland

Seattle Green Festival

June 5-6, WA State Convention & Trade Center, Seattle

Welcome to the Seattle Green Festival®, a joint project of Global Exchange and Green America. Named one of the top 10 green cities in the U.S. in 2005 by National Geographic's The Green Guide, what better place to celebrate an urban community's vision of green than Seattle? Led by the Office of Sustainability and the Environment, the City of Seattle is proud to co-host the Green Festival in the Pacific Northwest. Register [here](#).



Classes

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

Energy Code Classes

May 11, MBA Housing Center, Bellevue

The 2009 updates to the Washington State Energy code go into effect on July 1, 2010. This 3-hour session will introduce the significant changes this code will require. The course will focus on the changes to the energy code but will also discuss energy basics, code layout and use, and application to projects during the design, review, and construction phases. This is an excellent course for building department employees, builders, sub-contractors or designers. Register [here](#). WSU also has a [resources page](#) that members are encouraged to review.

EPA-Certified Lead Renovator Training

May 18 and 27, MBA Housing Center, Bellevue

This eight-hour course trains renovation, repair and painting contractors how to work safely in housing with lead-based paint and comply with EPA's Renovation, Repair and Painting (RRP) Rule and HUD's Lead Safe Housing Rule. Topics include health concerns; regulations; before, during and after work procedures; record keeping; and training non-certified workers. This training is required for any contractor who is involved in any construction activity that will have the potential to contact lead-based paint after the rule goes into effect. Register here for [May 18](#) or [May 27](#).

Sustainability Intensive

May 10-14, Vance Building, Seattle

Sustainable Seattle presents a four-day intensive workshop for people seeking to deepen their understanding of sustainability as it applies to their work and daily lives. In a highly collaborative small group setting, we will share how to use sustainability theory to develop concrete plans of action, advocate for sustainability and win recognition for our successes. For more information visit [Sustainable Seattle](#).

Re-Certified Erosion and Sediment Control Lead Training (Re-CESCL)

May 19, EOS Alliance (NWETC) Headquarters, Seattle

This exciting course examines the most up-to-date techniques in the management of sediment and construction sites. Students who attend will receive re-certification of their Certified Erosion and Sediment Control Lead Training Certification (CESCL) status from the Washington State Department of Ecology. Participants will also benefit

Cabinets Northwest Corporation
(253) 520-2444 in Auburn

[Equity Residential](#)
(408) 355-6475 in Scottsdale, AZ

[Ground Source Energy NW](#)
(425) 941-2476 in Kingston

[Hodges Custom Homes, Inc.](#)
(206) 947-1632 in Bellevue

[Lewis | Gadsby Construction, LLC](#)
(866) 930-9922 in Edmonds

[Paulsen Construction, Inc.](#)
(425) 455-5256 in Bellevue

[Post-20, LLC](#)
(206) 228-9450 in Seattle

[Orbit Homes, LLC](#)
(425) 888-8180 in North Bend

Utopia Design-Build
(206) 272-0707 in Seattle



New Certifications

Congratulations to **Bevins, Cayce & Gain LLC** for certifying their new-construction, 6-unit single-family townhome, project at 3028, 3030, 3032, 3034, 3036, and 3038 60th Ave. SW in Seattle as **3-star** Built Green; **Eastside Custom Homes, LLC** for certifying their new-construction, 4-unit single-family townhome, project at 1516, 1518, 1520 and 1522 18th Ave SE in Seattle as **4-star** Built Green; [Exxel Pacific](#) for certifying their new-construction, 294-unit, multifamily project Joule Apartments at 523 Broadway E in Seattle as **3-Star** Built Green; [Cobb Construction, Inc.](#) for certifying their new-construction, 2-unit single-family townhome, project at 830 A and B NW 53rd St. in Seattle as **3-star** Built Green; [Cottage Company](#) for certifying their Remodel, Single-Family home, project at 8238 41st Ave. NE in Seattle as **3-star** Built Green; [Belmark Homes](#) for certifying their new-construction, 8-unit single-family townhome, project at 16400, 16402, 16404, and 16406 1st Dr. SE and 16416, 16420, 16424 and 16428 2nd Dr. SE in Bothell as **3-star** Built Green; [Habitat For Humanity of East King County](#) for certifying their new-construction, 9-unit single-family homes, project at 36904, 36907, 36921, 36935, 37003, 37015, 37019, 37023, 37027 Gravenstein Ct. in Snoqualmie as **3-star** Built Green; [Model Remodel](#) for certifying their Remodel, single-family home, project at 6211 Dayton Ave. N in Seattle as **4-star** Built Green.



King County

from a dynamic interaction between traditional lectures and hands-on exercises. The course covers the essentials of being a certified lead and includes information on how new regulations will impact CESCL job functions. Upon completion, students will know how to simply and confidently comply with federal, state, and local regulatory requirements of stormwater management. Register [here](#).

[Permitting Small, Medium and Large Projects in Washington](#)

May 20, Red Lion Hotel Downtown, Seattle
Permitting in Washington State can be a long, drawn-out and costly process. Permitting time and expenses increase carrying and holding costs, which ultimately end up in the sales price. Are the benefits of Washington's land use and environmental laws being undermined by negative impact of these regulations on our ability to build affordable housing and viable commercial projects? Can we streamline SEPA, GMA and other permitting requirements while also preserving the fundamental purposes of these regulations? Please plan to join The Seminar Group to examine ways to expedite the permit processes, keep project development costs reasonable, and protect what we love about Washington. Register [here](#).

[Community Energy Roadmap](#)

June 2-3, Meydenbauer Center, Bellevue
How do you best harness your community's efficiency and energy opportunities? With more and more interest on energy, municipalities, planned developments, large energy users and other interested organizations are looking at distributed energy and efficiency initiatives as part of the overall energy security and climate equation. This roadmap series focuses on the planning, the policy and the projects that will take us there. Visit [here](#) for more information.



BG Facebook Page

[Join Built Green's Facebook Page!](#)

Network and keep up to date on Built Green, local events, and the green building industry. We encourage you to become fans of our Facebook page. Also, it would be excellent if you would share our page with any relevant personal and professional contacts who might be interested in the content. Please visit [here](#).



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.

Seeking projects for online TV show EcoCribz

Are you working on a green home remodel project? King County's EcoConsumer program and Built Green are looking for three local projects to help launch King County's EcoCribz online TV series.

For eligibility details and selection criteria, please contact Patti Southard of King County GreenTools at (206) 296-8480 or the Built Green Program at (425) 460-8238.

**[GreenTools Green Building Video](#)
[Now Available Online](#)**

Over the past year King County Public Affairs and GreenTools programs have been on-site at the Zero Energy Idea House at Bass Cove creating video to educate the public on the latest technologies in green building. This exciting new demonstration project has come to fruition and the video is now available on the green tools website www.greentools.us or through the following link:

[King County video](#)

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