



[email us](#)

Electronic Newsletter for Green Residential Building

November 2009

Sponsors



 **Featured Project**



View the case study [here](#).

[The Walton Group](#)

Project: 2415, 2419, 2423, 2427 E Denny Way, Seattle

[The Walton Group's](#) four, 4-star townhomes on E Denny Way are this month's featured project. The project was constructed within a developed neighborhood, capitalizing on existing infrastructure and limiting the project's environmental impact. The project addressed outdoor water conservation and runoff by utilizing xeriscaping techniques and choosing pavers for the hardscape to allow permeability. All properties achieved Energy Star certification; ensuring efficient building performance. For the interior, finishes included no added urea formaldehyde cabinetry, low-VOC paint for all surface areas, and no carpeting to help maintain high air quality. Additionally, materials like concrete, wood, and ceramic tile were incorporated into the townhomes to work with their modern aesthetic and contribute to the overall environmentally conscious project.

Mission

Our mission is to promote ecologically friendly home building methods and practices, and to enhance our communities through leadership in sustainable development.

Vital Stats

Location: Seattle
 Star Level: 4-Star
 Checklist: Single-Family

Section	Points
Site and Water	88
Energy Efficiency	78
Indoor Air Quality	113
Material Efficiency	73
Home Size Multiplier:	1.1
Project Total Score	387

Non-Profit

 **Letter from the Director**

Residential Rainwater Catchment Now Allowed Statewide Without Permit

For years we have been encouraging green builders to install rainwater catchment systems such as cisterns and rain barrels in the limited number of jurisdictions that would allow such practices. Unfortunately, few jurisdictions allowed rainwater catchment, a strategy used to reduce the use of potable water for watering landscaping in summer months, due to an un-enforced state law prohibiting this practice. Finally, that is about to change. On Friday, Oct. 9, Department of Ecology Director Jay Manning signed a policy statement allowing the diversion and capture of rainwater on residential homes without a water rights permit.

The City of Seattle has been permitting rainwater harvest for a number of years, but this policy statement will open the door for other King County cities to begin allowing this practice as well. Despite the ruling, it may take these cities some time to work these practices into their permit process and determine when and how to permit these systems.

This is a huge win for low impact development advocates. The capture of rainwater reduces run-off into our stormwater systems and sequesters water on residential sites for a longer period of time, which will have a net positive impact on the environmental integrity of our watersheds and ecosystems.

Part of the policy statement reserved the right for the Department of Ecology to regulate such systems if they become so widely used that they harm stream flows or existing water rights. If rainwater catchment because so widely used that this becomes an issue, that will truly be a great problem to have, and will mean our communities much more closely resemble the environmental performance of those sites pre-development.

-- [Aaron Adelstein](#)

 **2010 BG Conference**

Built Green Members' Conference Committee

Thursday, Dec. 17, Bellevue

The second 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

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
14,660

Total homes certified 2009
989

Total BG member companies
655

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Some of the many green features of the project include:

Site and Water Protection

- Built on infill lot
- Utilized pervious pavers and gravel for driveway areas
- Used no turf grass in landscape
- Installed dual flush toilets and faucets with GPM less than code
- Minimized building footprint by not constructing garages

Energy Efficiency

- Energy Star certified
- Selected 84% efficient boilers
- Provided dual-zone heat systems
- Opted for 83% efficient tankless water heaters
- Used CFL lighting
- Installed Energy Star appliances

Indoor Air Quality

- Used no carpet
- Ventilated homes after sanding and wet finishes
- Insulated without fiberglass
- Chose cabinetry with no added urea formaldehyde
- Selected only low-VOC paints
- Installed a rain screen
- Heated with radiant heating system

Material Use

- Sent 85% of job waste to recycling facility
- Used concrete slab as finished flooring
- Installed recycled-content siding
- All insulation contained recycled content
- 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.



New Members

members as well as Built Green and Master Builders Association staff. The meeting will start at 10 a.m. and is open to all members. Contact Events@mbaks.com for more information



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](#).



Events

[Tour the Zero Energy Idea House](#)

Saturdays and Sundays until Nov. 8, Bellevue

Take a self-guided tour through one of the most innovative and green homes in Washington. The Zero Energy Idea House is designed to show that smart choices can result in a home that minimizes energy use while maximizing comfort and style. The 1,630-square-foot home aims to combine energy generation and conservation techniques to result in total energy bills of less than \$40/month! Some features of the home include: rooftop solar panels, wind turbine, vegetated roof, "living" retention wall, SIP construction, eco-friendly finishes, and much more.

For more information visit the [website](#). For a map and directions, click [here](#).



Classes

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

[Solar Home Design Class](#)

Saturday, Nov. 7, Shoreline Community College, Shoreline

The class will cover solar resource, solar gain, site assessment and feasibility for basic home energy types, systems, and characteristics. The emphasis will be on practical design issues including system types, characteristics, sizing, heat storage, construction details, efficiencies and costs. Green building materials and systems are discussed throughout. To register, visit the [website](#).

[Introduction to Built Green®](#)

Tuesday, Nov. 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, Nov. 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](#).

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!

[Built Square LLC](#)
Imagine / Craft / Construct
(206) 851-5260 in Seattle

[Cabinetry by Karman](#)
(801) 281-6400 in Murray, Utah

[Creative by Design LLC](#)
(206) 354-3568 in Issaquah

[Klepp Design Group LLC](#)
(206) 661-4026 in Bothell

[Legacy Partners](#)
(206) 275-4060 in Mercer Island

[Libby Builders Inc](#)
(206) 293-0148 in Maple Valley

[ProDekX](#)
(360) 527-3325 in Bellingham

[Rivers West Development Inc](#)
(425) 831-0053 in North Bend

Timberline Construction Co.
(425) 508-2158 in Snohomish

Tony Bell AIA Architect
(206) 779-4490 in Seattle

[Wickstrom Construction Inc](#)
(425) 508-2858 in Camano Island



New Certifications

Congratulations to [D+A Studio](#) for certifying the single-family home at 1529 San Juan Drive in Friday Harbor as **3-star** Built Green; [Ventana Construction](#) and [Live-Work-Play](#) for certifying the remodel at 2651 47th Ave SW in Seattle as **3-star** Built Green; [Howland Homes](#) for certifying the four townhomes at 226 A&B and 228 A&B 24th Ave E in Seattle as **3-star** Built Green; [Irons Brothers Construction](#) for certifying the remodel at 915 NW 80th St. in Seattle as **2-star** Built Green; [Steve Burnstead Construction](#) for certifying the single-family home at 3560 NE Harrison Dr. in Issaquah as **4-star** Built Green; [Belmark Homes](#) for certifying the eight single-family homes at 16402, 16406, 16410, 16414, 16407, 16405, 16403, and 16401 2nd Park SE in Bothell as **3-star** Built Green; **Carol Eggen** for certifying her home at 14025 SW Reddings Beach Road in Vashon as **5-star** Built Green; **Village Communities LLC** for certifying the single-family homes at 18533, 18529, and 18532 39th Dr SE in Mill Creek and 23110 36th Ave SE in Bothell as **4-star** Built Green; and **Built Square LLC** for certifying the remodel at 4142 53rd Ave SW in Seattle as **3-star** Built Green.

[RainWise: Installing Rain Gardens](#) [Training for Contractors and Design Professionals Working in Seattle](#) **Tuesday, Nov. 10, 2009, NHS Hall, UW Center for Urban Horticulture, Seattle**

Starting in 2010, the City of Seattle will offer rebates to property owners to disconnect roof downspouts from the combined sewer system, and direct runoff into cisterns or rain gardens to minimize sewer overflow during rainstorms. Part of a two class series, this session will prepare contactors and design/build professionals to work with owners to locate and size rain gardens and ensure they meet the City's requirements for rebates on construction costs. This class and the sequential class are prerequisites for those who want to participate in Seattle's new RainWise rebate program. This session will run from 9:00 a.m. to 4:00 p.m. and is free for building and landscape professionals, lunch included. Pre-registration is still required.

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

[Critical Areas 202](#) **Thursday, Nov. 12, 2009, MBA Housing Center, Bellevue**

A follow up course to Critical Areas 101, this session provides a deeper look at what constitutes a critical area, the current science and standards used to designate them and what your options are for mitigation of these designated areas. You will gain a detailed understanding of the science behind wetland, geologic, and environmental critical areas, fish and wildlife habitat conservation areas and information on eliminating critical areas, reducing buffers and setbacks. You will also be updated on the latest critical areas and related regulatory developments that can impact development including many of the most recent endangered species actions that have been taken by the National Marine Fisheries Service and related actions that have been implemented by private environmental groups (citizens' lawsuits). This session will run from 4:00 p.m. to 7:30 p.m. and will cost \$65 for Master Builders Association members / \$85 for non-members.

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

[RainWise: Installing Cisterns](#) [Training for Contractors and Design Professionals Working in Seattle](#) **Tuesday, Nov. 17, 2009, NHS Hall, UW Center for Urban Horticulture, Seattle**

Starting in 2010, the City of Seattle will offer rebates to property owners to disconnect roof downspouts from the combined sewer system, and direct runoff into cisterns or rain gardens to minimize sewer overflow during rainstorms. Part of a two class series, this session will prepare contactors and design/build professionals to work with owners to install cisterns and ensure they meet the city's requirements for rebates on construction costs. This class and the previous class are prerequisites for those who want to participate in Seattle's new RainWise rebate program.

This session will run from 9:00 a.m. to 4:00 p.m. and is free for building and landscape professionals, lunch included. Pre-registration is still required.

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



[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](#)



**Master Builders
Association**
335 - 116th Avenue
SE
Bellevue, WA 98004
P: (425) 460-8238
F: (425) 646-5985
builtgreen@mbaks.com
www.builtgreen.net



[Life Cycle Assessment – Doing Good vs. Feeling Good Environmentalism: Why it ain't always easy being green](#)

**Tuesday, Nov. 17, 2009, South Seattle
Community College Georgetown Campus,
Building C, Room C110**

What's the difference between "green-washing" and true sustainability? Speaker Rita Schenck from the Institute for Environmental Research and Education will help you explore and answer these questions. The Construction Center of Excellence (CCE) has partnered with area colleges 100 organizations to bring you this exciting educational opportunity. This is one class in a 6-part lecture series focuses on topics that every construction professional needs to understand to take the guesswork out of green. The session will begin at 7 p.m., to register visit the CCE [website](#) or contact Shana Peschek by [email](#), or call (425) 235-2352 x2217.

[Getting the Ducts Inside: Upcoming Code Changes for Ducts](#)

**Wednesday, Nov. 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](#).

[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.



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

©2009 by Built Green | Designed by Well Built Web