



## 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](#).

### Mastro Properties Project: Lakeside Avenue Home

This month's featured project is the Mastro Residence in Seattle. This 5-Star project achieved 697 points on the Built Green Checklist, making it the highest point-scoring project to date in Built Green. The home was also certified as LEED for Homes Platinum and Energy Star. The home boasts a 4.2 Kw solar array, a geothermal system, high efficiency hydronic heating, and a unique passive solar chimney design all of which contribute to modeling the home at 52% more efficient than 2004 International Energy Code. The home also achieved a 90+% recycling rate, used FSC certified wood products extensively, including certified cedar shingles, framing and sheathing, and FSC Floors from EcoTimber?. They took great care in addressing indoor air quality issues through using no forced air, no carpet, and low toxic sealers adhesives and paints throughout. Finally, they used Vastu design principles to create a balanced space and to promote a sense of harmony and calm. To see a more complete inventory on the strategies utilized in the project, please see below.

### Vital Stats

Location:	Seattle, Leschi
Star Level:	5-Star
Checklist:	Single Family/Townhome
Square Feet:	5418

Section	Points
Site and Water	174
Energy Efficiency	184
Indoor Air Quality	185
Material Efficiency	144

## Member News

### Built Green Members Awarded Numerous Gold Nugget Awards

The Gold Nugget Awards program is the premiere event of the annual PCBC. The oldest and largest program of its kind, Gold Nuggets honor creative achievements in architectural design and land use planning for residential, commercial and industrial projects. Entries come from 14 Western states and international entries are now accepted for all countries. Gold Nugget winners share one common denominator: excellence and innovation in addressing complex design/build issues. Several Built Green members won Gold Nugget Awards this year for their exceptional Built Green projects.

- [The Cottage Company](#) as awarded the Gold Nugget Award in the categories Best Neighborhood Site Plan – up to 20 Acres and Best Sustainable Community Detached for their Built Green 3-Star community certification and Built Green 4-Star single-family home certification for the Danielson Grove community in Kirkland.
- [The Schuster Group](#) was awarded the Gold Nugget Award in the categories Best Attached Housing Project – High Rise For Sale, Attached Urban Residential Project of the Year, and Best Sustainable Community - Attached for their Built Green 3-Star certified multifamily project Mosler Lofts in Seattle (the architect for the project was Built Green member Mithun).
- [Grey Lundberg, Inc.](#) was awarded the Gold Nugget Award in the category Sustainable Built Green Home for their Built Green 5-Star certified project The Urban Lodge in Snohomish.
- [Chaffey Homes](#) was also awarded the Gold Nugget Award in the Sustainable Built Green Home category for their Built Green 5-Star certified project Going Green At The Beach in Stanwood.
- [CamWest Development, Inc.](#) was awarded the Gold Nugget Award in the category Best Single Family Detached Home Any Size on a Small Lot – 3,200 to 4,500 sq. ft. for the Built Green 3-Star certified Plan 1 of their Tyler Creek development in Redmond.

Congratulations to The Cottage Company, The Schuster Group, Grey Lundberg, Inc., Chaffey Homes, CamWest Development, Inc. on their exceptional projects and for receiving their well-deserved Gold Nugget Awards!

### [ecohaus Initiates Free CFL Recycling Program](#)

Seattleites looking for a safe, free way to dispose of their used compact fluorescent light bulbs (CFLs) need look no further than ecohaus! Located in South Seattle, the green building supply store is now a collection station for those tricky-to-dispose-

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  
13,021

Total homes certified 2008  
743

Total BG member companies  
687

## Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

Innovation	10
House Size Multiplier	1.0
<b>Project Total Score</b>	<b>697</b>

Some of the many green features of the project include:

### Site and Water Protection

- Built on an infill site to utilize existing infrastructure
- Constructed no impervious surfaces outside of the house footprint including walkways, driveway and patios.
- Landscaped with native drought tolerant plants and used no turf grass
- Rainwater collection tank under entry steps
- Provision of a basement level accessory dwelling unit (ADU)
- Dual Flush toilets used throughout

### Energy Efficiency

- Home's overall energy performance modeled to be 52% more efficient than 2004 International Energy Code (IECC)
- Homes envelope performance modeled to be 32% more efficient than 2004 IECC
- Installed 4.2 Kw Photovoltaic array
- Installed ground source geothermal heating system
- Blower door test showed air changes at less than 0.25 ACH
- High efficiency hydronic systems used throughout, with no use of ducted heating
- All Energy Star appliances
- Installed tankless water heater
- Enrolled the residences in a utility based renewable electricity sources program
- Installed heating systems with separate zones and controls

### Material Use

- Achieved 90+% recycling rate for construction waste
- Used FSC Certified framing, sheathing, flooring, cabinets, trim, and cedar shingles
- Used fly-ash or blast furnace slag to replace at least 25% of concrete
- No vinyl flooring, window casings, or plumbing
- Used a minimum of 40% recycled content insulation
- Provided built-in recycling center

### Indoor Air Quality

- No use of carpet in home

of bulbs.

As the national movement to get households to switch from incandescent bulbs to CFLs has gained momentum, little has been done to provide people with a safe and easy way to discard of the bulbs when they finally burn out. Through Ecolights Northwest, the green retailer is helping to fill that void. CFLs contain small amounts of mercury and so they should not be thrown out with the household garbage the way that people are used to doing with incandescent bulbs.

Beginning on Monday, June 30, 2008, people can bring their used CFL bulbs to ecohaus for free and safe disposal. At this time, the program only extends to the spiral coil bulbs (not used fluorescent tubes). Drop-off hours will be the same as the store hours: Monday through Friday, 8 a.m. to 6 p.m.; Saturday, 10 a.m. to 5 p.m.; and Sunday, 11 a.m. to 5 p.m. The Seattle ecohaus store is located at 4121 1st Ave. South in Seattle. For more information on ecohaus and their recycling program, please visit the [website](#).

### Bennett Homes

Bennett Homes is proud to offer the ENERGY STAR® Advanced Lighting Package as part of their energy-efficient upgrade options. In addition to the savings already realized from Bennett's Built Green® and Northwest ENERGY STAR qualified homes, the Advanced Lighting Package provides its buyers with additional energy savings. A total of four new model homes with the Advanced Lighting Package will be built at the WoodDale and WoodGrove at Fairwood developments in Renton. Local electric utilities (Puget Sound Energy, Seattle City Light, Snohomish PUD, and Tacoma Power) are supporting this pilot project to help homeowners better understand the advantages of ENERGY STAR qualified residential lighting and the Advanced Lighting Package. The utilities believe "This is a win-win situation for the homeowners because ENERGY STAR qualified light fixtures reduce energy costs while helping to improve the environment."



## Topic of the Month

### Indoor Air Quality

There are estimates that Americans spend, on average, 90 percent of their time indoors. Between work, school, home and sleep, we spend a considerable portion of our time inside buildings. As a result it is becoming increasingly important to evaluate the quality of the air in our built environment. In addition, as we continue to tighten the envelopes of our homes and buildings for energy efficiency reasons we must also strive to implement strategies that will promote good indoor air quality and mitigate against the build up of toxins and contaminants. There are five factors that affect indoor air quality: the materials with which the building is constructed, the amount of fresh air reaching the indoor environment, the quality of the outdoor air being supplied to the building, biological or chemical contaminants introduced into the indoor environment and the activity that takes place in the environment.

When building our work places, homes and schools, we as builders, developers and architects can have

- Used Vastu Design concept to create balance and harmony in home
- Garage air sealed from house with automatic exhaust fan
- Installed a drainage plane behind siding
- Installed a high efficiency whole home Sunpure air filter
- Used low toxic adhesives and sealers extensively
- Installed all shelving, molding, cabinetry and trim that contained no added urea-formaldehyde
- Installed whole house radiant heating system, no forced air
- Used no fiberglass insulation
- Designed in a shoe removal vestibule and storage area at main entrance

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

Photos by Michael Mastro.



## 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!

[Aire Force Heating & Gas Inc](#)  
(360) 657-4795 in Arlington

[Allen Construction Services, Inc.](#)  
*More than a living? it's a lifestyle.*  
(425) 313-1813 in Issaquah

[Cooper Jacobs Real Estate Services](#)  
*Seattle & Seattle Suburbs Real Estate*  
(206) 251-5948 in Brier

**Custom Touch Electric LLC**  
*Where quality and integrity counts*  
(425) 248-3868 in Lynnwood

[Don Larkin Architect](#)  
*Timeless Residential Architecture To Fit Your Lifestyle*  
(425) 466-4097 in Newcastle

[Earthwise Vintage Architectural Salvage](#)  
*Quality Used Building Materials and Vintage Architectural Salvage*  
(206) 624-4510 in Seattle

[Evergreen Construction + Consulting](#)  
*Building a better future since 1999*  
(206) 799-7545 in Seattle

a substantial impact on the first two factors that affect indoor air quality. The materials choices we make, the ways in which we deal with interior and exterior moisture, and the ventilation strategies and systems we employ all have a meaningful impact on the quality of the air within our indoor environments. The other factors are primarily reliant upon occupant behavior or the outdoor environment around us.

Given statistics on increased health risks associated with poor indoor air quality, it is prudent as building industry professionals, to identify how we can have a positive, rather than a negative impact on our indoor environment. You can start with your local Built Green® program, which dedicates an entire section of their certification checklist to indoor air quality. The Environmental Protection Agency has a number of resources and guides that can be used in developing better building practices, as well as providing a great source for your clients on how they can continue to promote healthy habits in the home. Finally you can look for local classes on practices that promote good indoor air quality practices. The Master Builders Association University is consistently providing quality classes in a variety of fields. In addition, this fall we will be reintroducing the Healthy Home Training workshop series on Indoor Air Quality developed by Built Green, the American Lung Association of Washington and the Northwest EcoBuilding Guild. For details on this and other classes, please see the classes section of the Built Green newsletter.



## Industry News

### Propel Fuels

Propel Fuels, the Seattle-based alternative fuel retailer, recently opened a fleet-specific fueling location in Downtown Seattle at the intersection of Westlake Ave. N and Broad St, right across from Lake Union Park. There is a "high-flow" fueling option specifically geared toward large construction and hauling vehicles. In addition Propel offers B5 Diesel and B20 Biodiesel at this location. The prices are competitive and often lower than current diesel prices, plus Propel fuel reduces our dependence on imported foreign oil and decrease CO2 emissions. For more information on Propel and the new fueling location, please visit their [website](#).



## Classes

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

### **Introduction to Built Green®** **Tuesday, August 12, MBA Housing Center, Bellevue**

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, August 12 at 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

**Green Home Remodeling**  
(425) 350-5252 in Seattle

[Harbor Properties](#)  
*Innovative Urban Living*  
(206) 623-0916 in Seattle

**Home MD, Inc.**  
(425) 745-0705 in Bothell

[In Harmony Sustainable Landscapes](#)  
*Building A Healthier Planet One Landscape At A Time*  
(425) 486-2180 in Bothell

[James Tjoa & Associates](#)  
(206) 726-6229 in Seattle

**Katahdin Builders**  
(206) 883-5756 in Seattle

[Kenmar Construction LLC](#)  
(425) 488-3173 in Kenmore

[McAdams Builders](#)  
*Experience The McAdams Advantage*  
(425) 822-6555 in Kirkland

[Mitchell Mechanical](#)  
*Experience Enegy Efficiently!*  
(206) 658-8189 in Seattle

[Moulding & Millwork, Inc., Pacific](#)  
(253) 470-5050 in Sumner

[Nancy Fritz Designs LLC](#)  
(206) 853-1262 in Seattle

**NDN Masonry**  
(206) 354-9518 in Renton

[Northwest Concrete Enterprises](#)  
(425) 369-6005 in Bellevue

[Permanent Concrete Solutions Inc.](#)  
(206) 878-4612 in Des Moines

[Ram Jack Northwest](#)  
(206) 242-5225 in Burien

[SBI Construction](#)  
(425) 672-0789 in Mountlake Terrace

**Selkirk Cedar**  
(360) 705-2333 in Revel Stoke

[Washington Energy Services](#)  
(206) 378-6932 in Seattle

[Windermere Real Estate, Wall Street Inc.](#)  
(206) 409-7193 in Seattle

[Woodland Decking & Construction LLC](#)  
*Sustainable Building for Sustainable Living*  
(888) 560-1792 in Seattle

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](mailto:education@mbaks.com) or go [online](#).

**Sustainable Development Task Force - Brown Bag on Energy Solutions**  
**Wednesday, August 13th, Snohomish County PUD, Everett**

This month's brown bag will feature Chris Herman of Winter Sun Design to speak on solar energy solutions. Do you ever ask yourself if you can use solar energy in your home? And is there enough sun to make it worthwhile? What technology is available? Are there incentives? To find out, plan to attend at no charge, and bring your lunch. The class will run from 11:30 a.m. to 1 p.m.

**Healthy Home Training on Indoor Air Quality**  
**Thursdays, October 2 to November 13, 2008, Seattle Central Community College**

Starting again this fall is the Healthy Home Training workshop series on Indoor Air Quality that was developed as a partnership between Built Green, the American Lung Association® of Washington, 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. Extensive in-depth information and resources will be discussed, which can be directly applied. 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 the class, please visit the American Lung Association of Washington [website](#), or to register click [here](#).



## Featured Event

### **Built Green Golf Tournament**

Come join Built Green staff and members at the last MBA golf tournament of the summer. The golf tournament starts at 7:30 a.m. and ends with a banquet at 1:30 p.m. For more information on the Built Green golf tournament and to register, please visit the event [website](#).



## Events

Visit the [Built Green Washington](#) website for green homebuilding courses and events across the state of Washington.

### **ecohaus Announces New Location** **Friday, August 8, Bellevue**

The new Bellevue ecohaus will be an interactive design showroom where Eastside customers can find everything they need for creating a beautiful,



## New Certifications

Congratulations to **Bonterra Homes, Inc.** (4 townhomes on 25th Avenue S in Seattle) for certifying 74 single-family homes in the Greenfield Park LLC community in Everett and for the 53 single-family homes in the Serrano LLC community in Bothell as **3-Star Built Green**; [CamWest Development, Inc.](#) for certifying the 64 unit detached condominium project in the Tambark Springs community in Bothell as **3-Star Built Green**; [Chaffey Homes, Inc.](#) for certifying for three single-family homes at the Palermo community in Sammamish as **2-Star Built Green**; [The Cottage Company LLC](#) for certifying the remodel project on 41st Avenue NE in Seattle as **3-Star Built Green**; **Eden Development Company** for certifying the remodel of the 9 unit multi-family building on Federal Ave. E in Seattle as **3-Star Built Green**; **JA Marks Construction** for certifying for the five single-family homes on 9th Ave. W in Seattle, and the five single-family homes on SW Brandon St. and 23rd Ave. SW in Seattle as **3-Star Built Green**; **Mastro Properties** for certifying the single-family home on Lakeside Ave. S in Seattle as **5-Star Built Green**; [Rick Burnstead Construction](#) for certifying eleven single-family homes on 150th Ave. NE in Kenmore, 81st Ave. NE in Kenmore and Windsor Drive SE in Sammamish as **3-Star Built Green**; [Schultz Miller, Inc.](#) for certifying the single-family home on 42nd Ave. NE in Seattle as **3-Star Built Green**; [SeaScape Homes LLC](#) for certifying twelve townhomes on Taylor Ave. N in Seattle and the three townhome and two single-family home project on Baker Ave. NW in Seattle as **3-Star Built Green**; [Tennyson Homes](#) for certifying three homes on NE 62nd St. in Kirkland and for the single-family home on 114th Avenue NE in Kirkland as **3-Star Built Green**; and **Walton Group LLC** for certifying four townhomes on 25th Ave. S in Seattle as **4-Star Built Green**.



## King County



## King County

### Sims Named County Leader of the Year by National Magazine

Calling the King County Executive's collaborative, holistic approach to problem solving "the genius" in his leadership style, *American City & County Magazine Today* named Ron Sims the County Leader of the Year for 2008. Sims received the prestigious award Monday to a standing ovation at the annual meeting of the annual meeting of the National Association of Counties in Kansas City, Missouri.

In a cover story, the magazine says "County Leader of the Year Ron Sims finds common ground to solve King County, Wash.'s pressing problems." It relates Sims taking innovative approaches to solving local impacts of problems of national importance such as adapting to climate change, reforming health care and reducing traffic congestion to benefit county residents. The article notes that Sims' ability to identify issues and move to successful solutions often makes King County's work a model for other governments.

healthy home. ecohaus offers homeowners and contractors a wide variety of high-quality building supplies, including countertops, tiles, custom cabinets and designer paints – all made from sustainable, low-toxic materials that last. With more than 15 years of experience, ecohaus is the leading expert in the green-building materials business. Its carefully trained staff can help with everything from product advice to professional installation.

The new ecohaus showroom is located across the street from Ambiente, at 13131 NE 20th St. The 6,500 square-foot store will incorporate sustainable building materials in its displays, including FSC Certified PureBond plywood, 100 percent wool carpets, recycled steel and PaperStone countertops. The Bellevue location will also offer an electric car charging station for customers. A series of events is scheduled for the opening month of August.

On the opening weekend, Friday to Sunday, August 8 to 10, there will be door prizes to the first 50 people through the door. Eastside residents that receive the Seattle Times may bring in a coupon for special pricing. During the entire month, customers can enter to win gorgeous "green" gifts, including reclaimed Douglas Fir butcher block countertop, gift certificates, a Solatube and much more.

### Free American Clay Workshop

Join ecohaus Saturday, August 16, for the company's most popular workshop, featuring the amazing properties of our American Clay natural earth plaster. The expert staff at ecohaus Bellevue will walk you through the simple process of applying American Clay, and give you a chance to try it out yourself! RSVP is required, and space is limited. Contact [hilaryg@ecohaus.com](mailto:hilaryg@ecohaus.com) for more information.

### Eastside Green Drinks

On Thursday, August 21 ecohaus Bellevue will host Eastside Greendrinks, a monthly volunteer social event connecting local businesses, organizations and individuals who are concerned about our planet. No reservation required. Anyone 21 or older can attend. For more information please visit the [website](#).

On Saturday, September 6, come meet [John Bruce](#), the designer from TLC's "While You Were Out" and "The EcoZone Project," and learn about current innovations and trends in sustainable design. ecohaus Bellevue will host a BBQ that is open to the public.

### Greendrinks Lunches Powered By Noonhat! Friday, August 15, Seattle

Sign up online to have lunch with a small group of Greendrinks members! Seattle Greendrinks is a volunteer-run nonprofit organization that exists as a platform for connecting Seattle's environmental community. While Seattle Greendrinks' main activity is organizing an informal monthly social networking gathering, this exciting partnership with Noonhat allows for Seattle Greendrinkers to connect in the more intimate setting of...lunch! On the second Friday of every month, Noonhat will facilitate lunches among people from the Seattle Greendrinks community, providing an extension of Seattle Greendrinks' monthly event. This is an easy, safe way to meet new people over lunch. Give us an e-mail address, date and a location, and we'll match you with others.

For more information please visit the Greendrinks

"Once again, leadership on national issues is found at the local level," said Bill Wolpin, editorial director of American City & County. Sims was nominated by subscribers of the magazine, which has been in publication since 1909 "as the voice of state and local government." "This award is really about the excellent work of the employees of King County," said Executive Sims. "It also represents the public's support for the work we're doing to ensure the highest quality of life for the people of King County."

The magazine features Sims' work to expand transit service in King County; his public-private partnership to get coverage for uninsured children; the regional Puget Sound Health Alliance; and his local and national leadership on climate change, including a green transit fleet, funding a new flood control program and construction of a reclaimed water system to help reduced effluent going into Puget Sound and to help with future water supply needs.

The article notes that Sims is collaborative and integrates problem solving for multiple benefits to county citizens. For example, land-use policies support development of transit-oriented and walkable communities that benefit the health of residents and the environment. "That holistic approach is the genius of Sims' leadership style," the article states. This is the second national magazine to award Sims a leader of the year award. Governing Magazine named Sims a "Leader of the Year" in 2006.

## Contact Built Green

**Master Builders Association**  
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Bellevue, WA 98004  
P: (425) 460-8238  
F: (425) 646-5985  
[builgreen@mbaks.com](mailto:builgreen@mbaks.com)  
[www.builtgreen.net](http://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.



lunches [Website](#).



**NORTHWEST BUILDERS SHOW**  
December 8-10, 2008 Meydenbauer Center - Bellevue, WA

### [Northwest Builders Show](#)

**Monday, December 8 Pre-Conference; Tuesday and Wednesday, December 9 and 10 Tradeshow and Conference, Bellevue**

Register Now for the Northwest Builders Show! Sign up for the free exhibits, visit the Turf Evolutions of Seattle Booth and mingle with your favorite Seahawks. Enjoy the welcome ceremony December 9 with Keynote Tod Leiweke, CEO Vulcan Sports and Entertainment, festive food and beverages and the great jazz music of Deems Tsutakawa. Don't miss this opportunity to network and learn about northwest trends and the economic forecast with national and regional business leaders.

For more information [contact](#) Lesley Odland, Director of Trade Show Operations, or visit the show [website](#).



## Snohomish County



**Greening Snohomish County Conference - Taking Actions in your Home, Business, and Community**  
**Friday, October 3rd, Snohomish County PUD, Everett**

"Green" has become a national obsession – it's everywhere in the news, in advertising, and on people's minds. But how to decide what to do and where to go for clean green information? One easy answer is to attend the SDTF's Greening Snohomish County: Taking Actions in your Home, Business, and Community Conference. This is your chance to learn how you personally can protect our natural resources on a local level – reaching your desired carbon footprint and walking the talk in your community. Sponsored by Snohomish County PUD, Washington State Department of Ecology, and Frog On A Log Parks. Sponsorship opportunities are still available, please contact [Cate O'dahl](#), Conference Administrator.

**Green Everett Renewable Living Fair and Solar & Green Home Tour**  
**Saturday, October 4th, Snohomish County PUD, Everett**

Join us for the third annual Green Everett Renewable Living Fair and the Solar & Green Home Tour. Following on the huge success of the Fair last year, Green Everett is working on getting more vendors and more participants to this hands-on event. Learn about solar in the Northwest and salmon in the city. Sponsored by Snohomish County PUD, Washington State Department of Ecology, and Frog On A Log Parks. Please contact [Karen Erickson](#), Fair Administrator, to arrange for a booth.

