



BUILT GREEN™ News

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Electronic Newsletter for Green Residential Building

July 2007

Sponsors



King County



Snohomish County



MASTER BUILDERS ASSOCIATION



PUGET SOUND ENERGY



James Hardie



PORT BLAKELY COMMUNITIES

PARSONS
public relations

Mission

Our mission is to promote ecologically friendly home building methods and practices, and to

Featured Project



View the case study [here](#).

Grif'N'Hook Phinney Ridge Remodel

This month's featured home is a speculative remodel in the Phinney Ridge neighborhood of Seattle by Grif'N'Hook Construction. The green features began with protection of the existing site soil, limiting the use of heavy equipment and protecting existing trees and vegetation. The home has extensive energy saving features such as low-E windows, and a lighting package that is expected to save 40 percent over typical lighting packages for a similarly-sized home.

On the indoor air quality side, Grif'N'Hook Director of Marketing Doug Kennedy has been certified by the American Lung Association's Health House program. He and Project Superintendent Ed Kossow implemented clean heating and ventilation techniques along with formaldehyde-free and low-VOC products throughout the home.

Finally, Grif'N'Hook developed an extensive salvage plan for the products in the original structure, and a recycling plan to manage the remodel's waste stream. They reused framing lumber and millwork and salvaged windows, plumbing, and light fixtures to be transferred to other projects. The final product was an elegant green home that was enjoyed by many on educational tours and open houses.

Some of the many green features include:

Site and Water Protection

- Limited use of heavy equipment on-site
- Preserved existing trees and native vegetation
- Installed an irrigation system that uses recycled water
- Constructed no additional impervious

Letter from the Director

Seattle Street of Dreams Turns Green

Green building is entering the mainstream and captivating both the media and consumer marketplace. As one manifestation of this emergence, one of the Northwest's highest profile public events will be featuring green building in 2007. Over 80,000 people will attend the [Seattle Street of Dreams](#) at Quinn's Crossing in Snohomish, WA between July 14 and August 19, and every one of them will be seeing green building in action.

The motivation is derived from the belief that tourgoers want to see the most innovative and cutting edge products and practices in new home construction, and much of that innovation is in addressing how our buildings impact the natural environment.

The 2007 Street of Dreams has also picked up on another key trend toward smaller, more manageable spaces. Those tourgoers used to the 10,000 square-foot or larger mega mansions that have been a mainstay on the Street will be in for a surprise this year--there will be no homes over 5,000 square feet.

A recent study by the National Association of Home Builders reinforces this point. According to the study, the national average for new home size declined in 2004 for the first time since the 1970s, and this became a trend in 2005 and 2006 when average home size continued to decline.

As always, some components of the Street of Dreams will be the same. Beautiful open floor plans, outdoor living areas and luxurious finishes are all staples on the Street. Combine those attributes with this year's focus on green construction and you have a region-wide draw to show off the latest trends in the building industry.

The architectural design of this year's homes will include bungalows, cottages and prairie farmhouses, each of which will feature a covered porch or verandah to enhance the community feel. All of the homes will be built to a Built Green 3-Star minimum, with at least two striving for the 4-Star and 5-Star levels. For more information visit www.seattlestreetofdreams.com or find the link on our www.builtgreen.net homepage.

- [Aaron Adelstein](#)

Member News

Green Building Blocks

enhance our communities through leadership in sustainable development.

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
10,570

Total homes certified 2007
570

Total BG member companies
519

Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

- surfaces outside of the house footprint
- Positioned the garage behind the house and minimized its size
- No turf grass

Energy-Efficiency

- Used Low-E windows with U-values between 0.28-0.32
- Lighting package designed to save 40 percent over similarly-sized homes
- Updated envelope energy performance to current energy code
- High-efficiency gas heating system
- Energy Star® appliances throughout
- No air conditioner

Material Use

- Extensive recycling plan for jobsite waste that included recycling of wood, metal scraps, drywall, paint, concrete, packaging and cardboard
- Reused framing lumber, trim and existing wood flooring from original structure
- Designated windows, lighting and plumbing fixtures for reuse in other projects
- Use of finger jointed studs in framing along with engineered floor joists
- Wool carpet was chosen for carpet applications

Indoor Air Quality

- Builder trained by American Lung Association in Healthy House Professional Training
- Use of low VOC paints and adhesives
- Formaldehyde-free cabinetry, trim and insulation
- Use of exterior grade plywood and formaldehyde-free board inside the home
- Installation of low-pile, less allergen attracting wool carpet
- Ventilation with fans after each new finish applied
- Mastic sealing of ductwork
- Thorough cleaning of ducts and furnace prior to occupancy
- Provision of slightly positive pressure inside home using controlled ventilation

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

Images of the home are courtesy of [Northwest Property Imaging](#).



Feature

Do you ever doubt that "modern" and "green" are marketable approaches to housing? Blip Design's Phinney Ridge remodel which sold in exactly two days, has been selected to appear on the website of a Built Green national affiliate, www.greenbuildingblocks.com. Find out about the features that sold the house, like rain-screen siding, solar-ready prep work, air-quality measures, natural and recycled materials and more.

Green Building Blocks is a new online resource for residential design and building professionals that offers a searchable collection of how-to articles and videos, green home case studies, and over 1,900 independently-reviewed, sustainable building products. It's a valuable source for the national perspective on sustainable home building.

Check out the [case study](#)



Classes

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

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



Events

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



Call for Entries/Awards

2008 Energy Value Housing Award

Are you a builder who incorporates energy value into every facet of the homes you build? Then you might be eligible for an Energy Value Housing Award. All applicants receive a peer review, and complimentary tickets to the EVHA Dinner Ceremony at the 2008 International Builders' Show. Apply for the 2008 EVHA by July 27, 2007. Download the application form at: www.nahbr.org/evha.



Job Postings

Case Design & Project Management LLC

Project Superintendent - Full time Position

Experienced Superintendent needed for our new residential construction projects.

At Case Design & Project Management, we design and build simple, cleanly designed residential projects that are highly energy-and-resource efficient. Our designs and projects have enjoyed national recognition, and we've developed a fanatically loyal list of clients. We are continuously evaluating and incorporating materials and methods

Built Green Committee Notice

Built Green has recently begun the process of updating our remodel checklist. We have formed a committee to help determine the various updates that are essential in updating and developing a remodeling checklist that can lead the green building industry.

The remodel committee will be meeting on a monthly basis until the new checklist is complete, which is expected to finish in June 2008. If you have an interest in working as a member of this committee, please contact Built Green Coordinator Koben Calhoun at (425) 460-8238 or by [e-mail](#).



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!

Adrian Willanger/Windermere
(206) 909-7536 in Seattle
[website](#)

Anderson Tedrick Custom Homes
(425) 888-8859 in North Bend

B H Contracting Services Inc
(425) 462-6260 in Bellevue
[website](#)

Blue Water Construction
(425) 614-0085 in Bellevue

Casa Verde LLC
(425) 881-3005 in Woodinville

Commercial Floor Dist Inc
(206) 767-3077 in Seattle

Fresh Homes LLC
Refreshing Properties for Resale
(206) 391-9854 in Renton
[website](#)

H C S Construction Services Co
(425) 747-9347 in Bellevue
[website](#)

Ironwood Custom Homes LLC
(425) 760-8010 in Snohomish

J T Construction Management Inc
(425) 483-1045 in Bellevue
[website](#)

Marshall Rose, Architect
(206) 914-7792 in Seattle

Masonry Technology Inc
Drainage Planes + Weep Systems
(563) 547-1122 in Cresco
[website](#)

that enhance the sustainability of our projects.

Skills and Experience:

- Thorough knowledge of residential construction--from site layout to finish.
- Demonstrated ability to run residential projects on time and within budget.
- Excellent written and verbal communication skills.
- Strong computer skills, including, MS Word, Excel, and MS Project.
- An inquiring mind and a growing knowledge of sustainable construction practices.
- Construction Management Certificate and/or LEED certification is a plus.

Key Elements of position:

- Day-to-day supervision of construction
- Subcontractor management
- Responsible for jobsite safety
- Material Procurement and recycling
- Value engineering and efficient use of resources.
- Project quality control and weather tightness

The Construction Superintendent reports to the Construction Manager, and has overall responsibility for directing the construction on the assigned project(s). This position involves regular co-ordination with the sub-contractors, and other members of the project team.

As a small but growing office, we focus on elegant solutions to practical urban problems. We value innovative and sustainable methods of building and living. Our work is about wise use of resources, creativity by doing more with less, and a regenerative approach to urban development.

None of us does the same thing every day, and each one of us knows at least some part of each other's job. We offer a flexible, healthy work setting, challenging, relevant work, and strong support for lifelong learning. We are passionate in our enjoyment of--as well as our defense of--the natural environment.

Compensation Range: \$45,000-55,000 D.O.E. and Qualifications

Respond with cover letter and resume by email only- no calls to tony@case-architects.com.



New Certifications

Congratulations to [CamWest Development Inc.](#) for certifying ninety homes at Tyler's Creek in Redmond as 3-Star Built Green; [Conner Remodeling and Design](#) for certifying two remodel projects in Seattle as 2-Star Built Green; and Real Estate Investment Partners for certifying eight homes on Rainier Avenue S in Seattle as 3-Star Built Green.

Opus NW Contractors LLC

Building Beyond
(206) 510-3605 in Bellevue
[website](#)

Peter Davis Builders Inc

(206) 232-1883 in Mercer Island
[website](#)

Primary Living

(425) 760-1416 in Mukilteo

Real Estate Investment Partners LLC

(206) 351-9893 in Seattle

Sherwin Williams Co

(425) 396-7400 in Snoqualmie
[website](#)

Sinclair Thimgan Homes Inc

Embrace the Elegance
(425) 450-1197 in Bellevue
[website](#)

Solid Electrical Construction

(206) 328-8900 in Seattle
[website](#)

Tully Construction

(206) 420-4295 in Seattle

Ventana Construction LLC

Imagine. Build.
(206) 932-3009 in Seattle
[website](#)



Contact Built Green

Master Builders Association

335 - 116th Avenue
SE
Bellevue, WA 98004
P: (425) 460-8238
F: (425) 646-5985
builtin@mbaks.com
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.

