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Electronic Newsletter for Green Residential Building

May 2008

## Sponsors



## 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



View the case study [here](#).

### RAFNI Project: Trace Lofts and the North Building

This month's featured project is Trace Lofts and the adjacent North Building, two 2-Star multi-family buildings in Seattle's Capitol Hill Neighborhood. The two mixed-use buildings provide 153 living units as well as commercial space. Built by RAFNI, the buildings exhibit excellent material use starting with a comprehensive recycling program that helped them achieve over 90% diversion of construction waste from the landfill, and finishing with carefully chosen finish materials such as cork flooring throughout. The buildings are also air conditioning free, and most units contain no carpet.

#### Vital Stats

Location: Seattle  
Star Level: 2-Star  
Checklist: Multi-Family

Section	Points
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Site and Water	28
Energy Efficiency	18
Indoor Air Quality	18
Material Efficiency	66
Homeowner O & M	42
<b>Project Total Score</b>	<b>172</b>

Some of the many green features of the project include:

#### Site and Water Protection

- Buildings are infill development

## Feature

### Built Green Incentive

#### Application Period Now Open

The King County/Seattle Built Green™ Incentive will again be available in 2008 and the first round of applications for funding is now open. The Built Green Incentive provides funding for single-family residential, town home, community development, and now multi-family development projects to certify at the programs higher 4-Star and 5-Star levels. The funding is intended to help offset the cost of certifying and designing innovative projects that meet green building standards. Eligible projects may receive between \$2,500 and \$20,000 depending on the project type and level of green design and building elements employed.

Now that Built Green is nearing the launch of 4 and 5-Star certification for multi-family high-rise, mixed use, and stacked flat buildings, we are excited have extended the incentive to include condominium and apartment projects as well.

The King County/Seattle Built Green™ Incentive was established to encourage developers, builders, and residents building new homes to use green building standards while attempting to address barriers such as higher upfront costs for projects. Grant award projects will serve as demonstrations of high performance, replicable, green housing for the region.

The Built Green Incentive application period opened on May 1, and will close on May 30 at 5:00pm (PT). Application and instructions available [online](#).

## Letter from the Director

### First MLS Analysis Shows Certified Projects Carry Higher Value

A new analysis of MLS green home sales data done by Greenworks Realty shows what may be a bright spot in today's real estate market. Between September 2007 and March 2008, environmentally-certified homes sold for 4.8 percent more and stayed on the market for 24 percent less time than comparable homes sold last year.

In the first year since it began tracking environmentally certified homes, 19.8 percent of new homes in Seattle sold on the Northwest Multiple Listing Service (NWMLS) were environmentally certified. These homes (which include townhomes as well as single family homes) averaged 1,477 square feet, just slightly smaller than the 1,492 square foot average for all new homes sold. On a square-foot basis, this

## 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  
12,481

Total homes certified 2008  
203

Total BG member companies  
650

## Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

- Carefully managed existing soils on site
- Mixed use buildings provide amenities for residents and community
- Central location gives access to bus lines and limits reliance on automobiles
- Wood waste from site was ground for re-use
- No turf grass used in landscaping
- Public deck and outdoor space provided to residents

## Energy Efficiency

- No air conditioners
- Building wrapped with exterior air infiltration barrier
- Ducts sealed with low toxic mastic adhesive
- Installation of programmable thermostats and bathroom timers
- Centrally located heating system inside the heated space
- Located water heater within 20 feet of highest use
- Used comprehensive approach for lighting design and used Energy Star compact fluorescent lighting fixtures
- Use of clerestory for natural lighting
- Used compact fluorescent lighting in hallways

## Material Use

- Comprehensive recycling plan resulted in 90% diversion of waste from landfill
- Extensive use of cork flooring throughout units
- Used recycled content gypsum wallboard
- Installed a 50 year siding product
- Used recycled content plastic decking rather than pressure treated wood for landscaped areas

## Indoor Air Quality

- The minimal carpet used was low-pile to minimize dust collection
- All penetrations sealed to prevent air leaks
- Extensive moisture plan to prevent water infiltration
- Provision of isolated storage for hazardous cleaning and maintenance products

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

means green homes sold for a 5.9 percent premium. Green homes certified by a third party such as 4-Star and 5-Star Built Green homes sold for a 10.5 percent premium on a square foot basis.

In King County, 13.5 percent of new homes were environmentally certified. These homes had 21.5 percent less square feet and sold for a 1.2 percent premium. On a square-foot basis, this means green homes sold for a 28.9 percent premium.

"In today's changing market, this is an important finding for homeowners to consider," noted Ben Kaufman, founder of GreenWorks Realty. He added, "environmentally-certified homes offer homeowners a way to get the most value and sell faster."

Environmentally-certified homes include those certified by Built Green®, Energy Star® or LEED for Homes™. From Sept. 1, 2007 to March 31, 2008, 168 environmentally-certified, single-family new homes were sold in the City of Seattle out of a total of 848 new homes sold. 285 environmentally-certified, single-family homes were sold in King County out of 2,109 new homes sold.

Between the three programs, 241 homes were certified through Built Green, 106 through Energy Star Homes Northwest, and 4 through LEED-H.

Until now, the idea that people are willing to pay more for environmentally-certified housing has been based on consumer surveys and our expectations. Now, for the first time anywhere in the country, we have hard sales data to back up what many of us have believed- consumers value green homes more.

So now homebuyers have one more reason to buy a certified green home, they carry more resale value in addition to the many other benefits. It seems more people are realizing that sound financial planning and environmental stewardship can be one in the same.

## Classes

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

### Monday, May 12, Seattle

#### Healthy Home Series brought to you by GreenWorks Realty

**Course Description:** Designed for Real Estate Agents/Sales, Appraisers, Home Inspectors, Investors, and Homeowners.

A series of 6 unique classes committed to exploring the environmental real estate sector through engaging discussions that will define the different shades of green building practices, examine the primary environmental certification programs, and offer tools for navigating the expanding green niche market. These classes are designed for Real Estate Professionals and Service Providers. Homeowners are welcome!!

#### Course Sessions - 6 Sessions in the Series

- Introduction / Unlocking the MLS
- Who's Buying that Green House? / Demographics and



## 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!

[Appraisal Group of the NW, LLP](#)  
(425) 453-9292 in Bellevue

[Architectural Hardscape](#)  
(206) 361-4198 in Shoreline

[Artisan Remodeling & Restoration LLC](#)  
(206) 390-9942 in Seattle

[Bill Aubuchon - Coldwell Banker Bain](#)  
(206) 931-8312 in Lynnwood

[Bright Haven Builders LLC](#)  
(425) 251-6175 in Kent

[Brookes Design Inc.](#)  
(425) 432-5086 in Maple Valley

[Carlson Mechanical](#)  
*Heating 19th to 21st Century Homes*  
(206) 533-0685 in Mill Creek

[City of Kirkland](#)  
(425) 587-3611 in Kirkland

[CP Granger Inc.](#)  
(206) 362-7695 in Seattle

[DC Granger Inc.](#)  
(206) 459-1980 in Seattle

[DMH Design](#)  
(206) 355-5059 in Seattle

[Donald I. King Architects, P.S.](#)  
(206) 443-9939 in Seattle

[Eco-Innovations](#)  
*energy efficient solutions*  
(206) 708-7464 in Seattle

[Feather River Construction](#)  
(425) 968-2438 in Redmond

[Fivedot Design/Build](#)  
(206) 718-9047 in Seattle

[Green Dwelling Seattle](#)  
*Green Dwelling Seattle - Its not just where you live but how you live.*  
(206) 920-2707 in Seattle

[House Doctors](#)  
*Built It! Change It! Fix It! Repair It!*  
(800) 947--2294 in Issaquah

Upselling the Green Potential

- Green Building 101 / Features that Sell for Every Demographic
- Building Your Community / Working with Industry Allies
- Building Blocks / Understanding the Elements of Sustainable Building (2 sessions)

For more information on time, location, and registration, please visit the [website](#).

### Tuesday, May 13, MBA Housing Center, Bellevue Introduction to Built Green®

This seminar provides an introduction to the Built Green program from 8 a.m. to 10 a.m. on Tuesday, May 13 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 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](#).



## Events

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

### Thursday, May 8, Sacramento

#### The Sacramento Green Home Expo

The Sacramento Green Home Expo will be conducted Thursday, May 8 from 9 a.m. to 6 p.m. at Sacramento City Convention Center. The Expo is an initiative of The North State Building Industry Association. The expo is a trade show and education event showcasing the latest environmentally friendly products and services used in the homebuilding industry. This is your opportunity to promote your products & services to both builders and consumers. Sponsorship and limited trade show vendor opportunities are available. For more information on the expo please visit the event [website](#).

### Tuesday, May 13, Online

#### 2008 Green Real Estate Guide: How to Find the Space, How to Make the Case

**Time:** 10 to 11 a.m. PST

Join Sustainable Industries for a free one-hour Web conference focused on the West Coast's fast-growing green real estate market. Is it the right antidote to the skittish real estate climate? Two industry experts discuss the hottest trends in the green real estate market, including the components of a green lease agreement. To register go to the [website](#). Download Sustainable Industries [Green Real Estate Guide 2008](#).



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

December

### 8-10, Meydenbauer Center, Bellevue

#### Save the Date for the Northwest Builders Show

David Johnston will return to the show and offer a training and certification course on green building December 8. The class is designed to provide in-depth knowledge of the latest in green building practices, technologies, and techniques. David Johnson is the leading thinker behind the sustainable building movement and the recipient of the 2007 International Sustainability Pioneer Award. This class will be offered in conjunction with several other notable speakers

[Huscrafft, LLC](#)

(425) 455-4959 in Bellevue

**JNM Construction Services, Inc.**

(360) 874-0058 in Port Orchard

[Johns Manville](#)

(425) 391-0119 in Issaquah

[Kenneth Philp Landscape Architects](#)

(206) 783-5840 in Seattle

[Lakeville Homes](#)

*Because Your Home is a Reflection of You*

(425) 453-8388 in Bellevue

[LP Corportation](#)

*Built With Us*

(425) 985-2345 in Bellevue

**Lynly Callaway - Market Street Realty**

*Certified EcoBroker®*

(425) 681-7838 in Kirkland

[Mr Handyman of SE Bellevue](#)

*On Time - Done Right*

(425) 445-2444 in Bellevue

[MRJ Constructors](#)

(206) 621-7437 in Seattle

[Newhall Jones & Stackman LLC](#)

(425) 462-8200 in Bellevue

**Pacific Northern Development Associates, LLC**

(253) 231-5001 in Puyallup

[Pelletier + Schaar](#)

(206) 323-9449 in Seattle

[Pental Granite + Marble](#)

*recycled glass counter-tops, engineered surfaces,  
eco friendly porcelain*

(206) 768-3200 in Seattle

[Pro Roofing NW Inc.](#)

(866) 228-4999 in Kirkland

[Renewal by Anderson](#)

*The only Green Seal Certified Window!*

(206) 624-5400 in Seattle

**Sage Homes Northwest, LLC**

(206) 407-3399 in Arlington

[Scharbach Construction LLC](#)

(360) 654-8736 in Stanwood

[SDS Design Builders LLC](#)

*Building Sustainable Solutions*

(206) 463-4175 in Vashon

[Seascape Homes](#)

(206) 323-0505 in Bellevue

[Seattle Paint + Drywall, Inc.](#)

*First-Class Finishes since 1985*

(425) 774-4065 in Bothell

addressing energy efficiency, solar energy, and how to build and finance environmentally friendly structures.

Save the date and watch for more valuable information on the show [website](#). Contact [Lesley Odland](#) for additional information.



## Built Green Reading

**The Northwest Green Home Primer**

by Kathleen O'Brien & Kathleen Smith

**Now in bookstores!**

Packed with hundreds of ideas, checklists, tips and resources, The Northwest Green Home Primer is the perfect book for anyone looking for strategies on building, remodeling, or buying a sustainable home. Even better, the book focuses on the Cascadia region, which includes British Columbia, Washington, Oregon, Idaho, and Northern California. Visit [www.greenhomeprimer.com](http://www.greenhomeprimer.com) for more information.



## Job Postings

**Case Remodeling**

Remodeling Administrator / Project Coordinator

An excellent opportunity to start with a great company and build a long term career!

CASE Remodeling is a leading national full service residential remodeling company. CASE has been in business for over 46 years and has been recognized by *Remodeling Magazine* as the #1 remodeling company in the USA.

CASE, headquartered in Redmond, is recruiting for the full-time position of:

Remodeling Administrator/Project Coordinator To find out more about the position, or to submit resume, please [email](#).



## Puget Sound Energy



**BUILDERS: SAVE MONEY!**

Look for Puget Sound Energy's new rebate offerings. Approved products installed as of January 1, 2008 may qualify.

Puget Sound Energy's Single-family New Construction Rebates are offered to help offset the cost of installing higher efficiency measures into the homes you build. New measures

#### [Seattle Sealwize](#)

*The ultimate in cleaning, sealing; protecting wood, concrete, and masonry structures, using only non toxic zero VOC products*  
(425) 455-0104 in Seattle

#### [Solaris Real Estate Group](#)

(206) 930-2310 in Seattle

#### [SortunVos Architects](#)

(206) 545-9100 in Seattle

#### [Specialty Structures, Inc.](#)

(206) 310-3373 in Kent

#### [Sterling Homes NW Inc.](#)

(425) 742-6544 in Lynnwood

#### [Steven D. Smith Const. Inc.](#)

(425) 869-2148 in Redmond

#### [Susan Waiste/John L. Scott, Monroe](#)

(425) 210-6513 in Monroe

#### **The Bowen Company Inc.**

(425) 672-8300 in Mountlake Terrace

#### [Urban Hardwoods](#)

(206) 766-8199 in Seattle

#### [Vida Verde Construction](#)

*Green Remodeling*

(206) 420-8795 in Seattle

#### **Westco Electric LLC**

(360) 651-8200 in Marysville



## New Certifications

Congratulations to [Bennett Homes](#) for certifying one 54 homes at the Northpointe community in Mill Creek as **3-Star** Built Green; [Chaffey Homes](#) for certifying 4 homes at the Palermo community in Sammamish, the Aspen Grove community in Sammamish, and the Crestwood-Forbes Creek community in Kirkland as **4-Star** Built Green; and [Howland Homes](#) for certifying 50 townhomes in Seattle as **3-Star** Built Green.

and more money are offered this year to help protect your bottom line.

Single-family rebates depend on installed equipment efficiency and energy type provided by PSE. These rebates apply only to single-family detached housing or attached housing with four units or less. Apartment buildings are not eligible for these rebates, but may qualify for incentives through PSE's Multifamily Program. Installing energy-efficient products can earn credits for Northwest ENERGY STAR® Homes certification and various Built Green® Programs.

#### **To get started:**

If you have any questions regarding our builder rebates, or would like more information, please call a PSE Energy Advisor at 1.800.562.1482 or [e-mail](#).

#### **Going Green Northwest**

Northwest ENERGY STAR Homes and Puget Sound Energy in partnership with Bennett Homes, Schneider Homes, CamWest, and Burnstead Homes. Through June you can spot commercials being aired on KIRO 7 highlighting these ES Home builders.

#### **Goal:**

To increase consumer awareness of benefits in purchasing an ES Certified home. To see more login to [www.kirotv.com/goinggreennw](http://www.kirotv.com/goinggreennw)



## Contact Built Green

#### **Master Builders Association**



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Bellevue, WA 98004  
P: (425) 460-8238  
F: (425) 646-5985  
[builtin@mbaks.com](mailto:builtin@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.

