



"Imagine if everyone did"

# BUILT GREEN™ News

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Electronic Newsletter for Green Residential Building

November 2007

## Sponsors



King County



Snohomish County



MASTER BUILDERS ASSOCIATION



PUGET SOUND ENERGY



James Hardie



PORT BLAKELY COMMUNITIES



## Mission

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

## Featured Project



View the case study [here](#).

### Mosler Lofts, Seattle

Mosler Lofts, a 150 unit condominium in the Belltown neighborhood of downtown Seattle, celebrated its grand opening in October. Developed by the Schuster Group, the 12 story mixed-use building includes 5,600 square feet of retail space, three stories of underground parking, and is expected to be one of the highest scoring Built Green multi-family buildings to date. Some other highlights are preferential parking for a flex-car and alternative fuel vehicles, a vegetated roof system, a green maintenance plan for building upkeep, and high efficiency heating and lighting systems. The building also sourced 10% of the building materials (based on cost) from within 500 miles of Seattle, and will provide at least 35% of the building's electricity from renewable resources.

### Site and Water Protection

- Green roof
- Water efficient site design and landscaping
- Drought tolerant native grasses without use of turf grass
- 3 stories of underground parking
- Preferential parking for flex car and alternative fuel vehicles
- Alternative fuel vehicle recharging system
- Provision of bicycle storage and changing area (ADU)
- Building in urban core and with extensive access to public transportation

## Feature

King County, Seattle Announce Second Round of Built Green®



### Incentive Opening Nov. 19!

The King County/Seattle Built Green® Incentive provides grant funding for single-family residential, town-home and community development projects to help offset the cost of certifying and designing innovative projects that achieve a four- or five-star Built Green certification, and meet key water conservation, stormwater management, and recycling goals. Eligible projects may receive between \$2,500 and \$15,000 depending on the project type and level of green design and building elements employed.

As local governments draw the connection between water conservation and quality, stormwater runoff, and residential development, incentives for the development industry to reduce its impact on the environment and conserve valuable natural resources have become increasingly important. The grants, which will be competitively awarded, are funded through the King County Department of Natural Resources and Parks, and Seattle Public Utilities.

Built Green is a residential building program that provides a rating system for single and multifamily housing projects, remodels and community developments. The program certifies projects at the 1- through 5- star level based on the number of points a project earns in categories that highlight energy and water conservation, healthy materials, and minimized impacts to the property. Seattle and King County, helped develop the program in partnership with the Master Builders Association of King and Snohomish Counties, and value Built Green as an industry benchmark for green residential development.

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, and highlight builders and developers who are making outstanding contributions to local communities, our economy, and the environment.

Built Green Incentive applications are due Friday, Dec. 21, 2007. Applications and guidelines will be available [online](#) on Nov. 19.

## Classes

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  
11,974

Total homes certified 2007  
1974

Total BG member companies  
571

## Resources

[Construction Works](#)

[EnergyStar](#)

[Checklists](#)

[Northwest EnergyStar](#)

- Thoughtful planning of indoor and outdoor common areas

## Energy Efficiency

- 35% of building's electricity comes from renewable resources
- High efficiency boiler system, chiller unit and elevator system
- Occupancy sensors and comprehensive lighting design strategy
- Windows rated at U-value of .30 or better
- Blower door test on all units, performance testing and building systems commissioning
- Energy Star front loading clothes washers in units

## Material Use

- Forest Stewardship Council (FSC) certified flooring
- Use of rapidly renewable building materials in units
- Extensive recycling plan for jobsite waste that included recycling of wood, metal scraps, drywall, concrete, packaging, paint and cardboard
- 10% of building materials by value were sourced from within a 500 mile radius
- Provision of recycling collection area for residents
- Extensive use of steel, which contains a high percentage of recycled content

## Indoor Air Quality

- Implementation of a green cleaning and maintenance plan
- Minimal use of carpet, carpet has indoor air quality certification
- Use of low VOC paints and adhesives
- Use of operable windows in units
- CO2 monitoring plan
- Use of sealed combustion heating and hot water equipment
- Installation of a ductless heating system

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

Case study photos by [Northwest Property Imaging](#).



## 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!

## Tuesday, Nov. 13, Bellevue Introduction to Built GreenT

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

## Thursday, November 15, Bellevue Introduction to Ductless, Mini Split Heat Pumps

Join us for an introduction to ductless, mini split heat pumps and learn more about what PSE offers ENERGY STAR® builders in your area.

### Do you find ductwork challenging?

- Improperly sealed duct work can reduce a heating system's efficiency by up to 30 percent
- Properly sizing and installing traditional duct work can be time consuming and expensive

**Have you tried ductless?** Ductless, mini split heat pumps require no ductwork and eliminate duct related energy losses

- Ductless, mini split heat pumps are designed to be easily installed
- Ductless, mini split heat pumps require less labor and increase productivity

### Want to learn more?

Join us for an exciting opportunity to learn about the many advantages of ductless, mini split heat pumps and the benefits offered for your next project.

**When:** Thursday, November 15 from 7:30 a.m. to 10 a.m.

**Where:** MBA Housing Center: 335 116th Ave. SE, Bellevue, WA 98004

**Cost:** \$30 (includes a continental breakfast)

**To Register:** contact Kristin Parker at (425) 460-8231 or via [email](#)

**For more information:** visit [www.masterbuildersinfo.com](http://www.masterbuildersinfo.com).



## Events

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

## December 11 and 12, Meydenbauer Center, Bellevue

### 2007 Northwest Builders Show Features Solar Electric Technologies and Green Classes

Mike Nelson, Photovoltaic Projects Specialist and Manager of the Northwest Solar Center, will hold a class to present the technical, economic and marketing strategies for including renewable energy in your business plan. David Johnston,



[ArchEcology](#)

*Rebuilding sustainable relationships between people and their environment.*

(206) 860-2904 in Seattle

[Belco Forest Products Inc](#)

*Your Partner in Quality*

(253) 875-7800 in Tacoma

[Blackpebble Interiors](#)

*Far from Ordinary. Well Within Reach.*

(425) 641-1500 in Bellevue

[Blue Ridge Company.com](#)

(206) 347-3350 in Vashon

[Branigan Legal Services PS](#)

(425) 303-8104 in Everett

[C W & Jones Property Management LLC](#)

(206) 722-1600 in Seattle

**Carneros Development, LLC**

(206) 898-6038 in Seattle

**Dearborn & Moss, PLLC**

(206) 923-0812 in Seattle

[Earth To Earth LLC](#)

*Providing site clearing, demolition, foundation work, trucking, and recycled building materials at a competitive prices*

(425) 333-4135 in Carnation

[Environmental Works, Community Design Center](#)

(206) 329-8300 in Seattle

**House Development LLC**

(206) 547-2244 in Seattle

[Bonnie Abbott/Lake & Company Real Estate](#)

*Helping people make healthy choices*

(206) 915-2358 in Seattle

[Lepera Construction, Inc.](#)

(360) 794-0745 in Monroe

[Majestic Builders](#)

*Where quality meets character*

(425) 235-6600 in Renton

[RICE Group, Inc.](#)

(425) 774-3829 in Lynnwood

**S W Hathaway, Inc.**

(206) 853-3949 in Seattle

[Signature Cabinets/New Face Kitchen Systems, Inc.](#)

(425) 467-7033 in Bellevue

[Sockeye Homes](#)

*Customizing Homes for Today's Needs*

(253) 737-4456 in Auburn

**Urban Green Building Co., LLC**

(206) 779-1724 in Seattle

**Viking Properties, Inc.**

a nationally recognized speaker on green building, will speak about what is working in green remodeling. The Environmental and Energy Building Association will offer pre-conference all day seminars on Dec. 10. There are group rates available for the educational passport by contacting the Trade Show Director, Lesley Odland. For a complete list of classes, please visit the NW Builder Show [website](#) at

The show will also feature several exhibitors that are authoritative resources of information about the processes and vitality of producing solar energy. **OutBack Power Systems** will be displaying products that allow you to connect your renewable energy system to your home or commercial electrical system and use or sell power back to the utility. **Sunergy Systems** is a solar integrator providing full-service design, engineering, sales, installation and service of solar electric and solar thermal applications for homebuilders, architects, business facilities and homeowners. **Puget Sound Solar** has designed and installed 90 solar electric systems and 50 hot water systems in Washington. The Exhibit floor is free if you register before November 30, to register please visit the [website](#).

For additional information contact Lesley Odland, Director of Trade Show Operations for the Master Builders Association, by [email](#).



## BG Tip of the Month

### Have You Heard of Google? Here Comes Blackle!

Earlier this year a blog post under the title Black Google Would Save 750 Megawatt-hours a Year identified the potential for energy savings if the immensely popular search engine Google changed their format from white to black. Heap Media took the challenge and created Blackle. Some debate has occurred around how much energy is really saved (see the running tally on the homepage) and what issues arise due to readability. I will leave it to you to determine your own opinion on the matter, however it is a good reminder that there may be little things we can do in our everyday life that collectively can have a large impact on the world around us! To check out Blackle visit the website [here](#). For more information on the website and why it was created, as well as links to websites with more information on some of the small things you can do to help make a change in your everyday life, please visit: [www.blackle.com/about/](http://www.blackle.com/about/).



## New Built Green Resource

### NEW 2008 Built Green Conference Website!

In response to increased demand and attention to the Built Green Conference, Built Green has developed a new website to host complete information, logistics and registration for the 2008 Built Green Conference. The website is being launched the second week in November will have current information on speakers, programming, and exhibitors. In addition, attendees will be able to register for the conference and get group rates on hotel reservations directly through the website.

Please visit the 2008 Built Green Conference website at [www.builtgreenconference.com/](http://www.builtgreenconference.com/)

(425) 670-2711 in Lynnwood

**Windermere Real Estate/South Inc.**  
(253) 838-8900 in Federal Way

## **New Certifications**

Congratulations to [Abode Ltd.](#) for certifying three homes on NE 190th Street in Bothell as **3-Star** Built Green, [Batt + Lear, Inc.](#) for certifying the remodel project on Wells Ave. S in Renton as **3-Star** Built Green; [Bonterra Homes, Inc.](#) for certifying 90 homes in the Belmonte Heights Community in Everett as **2-Star** Built Green; [Lozier Homes](#) for certifying 66 homes at the Lozier at Crossings community in Sammamish and 18 homes at the Westfield community in Newcastle as **3-Star** Built Green; [Marshall Rose/Caledonia Bay Builders](#) for certifying one home on NE 97th Street in Seattle as **5-Star** Built Green; [Powell Homes](#) for certifying 23 homes in Seattle as **2-Star** Built Green; **R. Thoreson Homes, LLC.** for certifying 3 homes on SW Dakota Street in Seattle as **3-Star** Built Green; and [Stuart Silk Architects](#) for certifying a remodel project Lakeside Ave S in Seattle and a home on Channel Road on Lopez Island as **3-Star** Built Green!

## **Snohomish County**

### **Snohomish County Unified Development Code Update**

The Unified Development Code (UDC) is an integrated set of standards regulating building and land development within unincorporated areas of Snohomish County. The county is currently undergoing a comprehensive review and substantive update. The goals of the update are to:

- 1) Align development regulations with Comprehensive Plan policies and changing state and federal laws
- 2) Provide for flexibility and innovation in development while protecting the environment and public health and safety
- 3) Reflect current and anticipated land uses not currently accounted for
- 4) More clearly articulate the laws relating to such things as density and building heights.

Potential code changes are being reviewed by Snohomish County staff and advisory groups, with extensive input from the public and other stakeholders. Snohomish County Planning and Development Services staff have lead this multi-year effort, with participation by other Snohomish County departments, consultants and stakeholders. The update, in part, is designed to comply with the County's new National Pollution Discharge Elimination Systems permit issued by the state Department of Ecology.

The UDC Update Project [website](#), updated regularly, is the primary source for public information. Beginning in April 2007, monthly public forums have presented issues for discussion and review. Details about the forums as well as special topical workshops are posted on the website. Two more meetings are scheduled this year. After that time, the county will incorporate changes into revised code.

## **King County**

### **King County RFQ - Sale of Brooks Village Property for Housing Development**



The King County Department of Executive Services is pleased to offer an opportunity for interested parties to apply for the purchase of approximately 14 acres of undeveloped urban land for the purpose of developing single family and/or multi-family housing. One of the goals of this request for qualifications and proposals is to provide affordable housing. All submissions for this property must include affordable housing as a part of the proposed development.

The Brooks Village parcel is located in unincorporated King County, approximately five miles southeast of downtown Seattle. It is one of the last large tracts of undeveloped land in the Skyway neighborhood.

Access to the site is along Renton Avenue South, a major arterial that feeds into I-5 and the I-405/SR 167 Interchange. The immediate neighborhood is in a redevelopment stage, with construction consisting of single and multi-family uses.

The site is unimproved land, with final plat approval for a residential subdivision. The recorded plat allows the development of 48 lots. To take advantage of this existing recorded plat, the Department of Development and Environmental Services (DDES) will require infrastructure improvements to be completed and a performance financial guarantee to be posted.

To download an electronic copy of the RFQ form, please visit: [the website](#).

## **Contact Built Green**

### **Master Builders Association**

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



In the end, the County will have a modernized, easy to use and interpret, community-reviewed code. The Sustainable Development Task Force is working with the UDC Update process to promote sustainable community development and to ensure that greater innovation and advances in technology are allowed for in the new code requirements. We are all interested in a code that is fair and equitable, with more predictability and flexibility for better development.

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

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