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Electronic Newsletter for Green Residential Building

September 2010

Sponsors



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](#).**Urban Partners**

Project: Aspira - Seattle, WA.

The first ever 4-Star Built Green multifamily high-rise building in Washington has arrived, and it's called [Aspira](#). Developed by Urban Partners, the 37-story building in downtown Seattle's Denny Triangle has 325 apartment units and 6,000 square feet of first-floor retail. The building is the first multifamily building to meet Built Green's higher-level energy benchmarks, the most difficult energy minimums of any program in the country. The project was developed through King County's Transfer of Development Rights (TDR) program to protect a section of Sugarloaf Mountain as open space. A participant in Seattle's Green Streets program, Aspira is a transit-oriented, mixed-use development that even provides electric vehicle charging stations in the parking garage. A more comprehensive summary of the green building features in the building are below, but without a doubt, the project represents a big step toward the future of dense, urban residential green building.

Vital Stats

Location: Seattle

 zHome

Built Green is a partner in creating a [zero net-energy community](#) in Issaquah, WA.

[Tour zHome Jobsite](#)

Please join Built Green for a monthly on-site class and walk-through at the zHome demonstration project jobsite. The upcoming walk-through on September 2 will focus on rainwater cisterns plumbing and issues with the floor slab's insulation and hydronic piping. Mark your calendars for this monthly event which will take place on the first Thursday of every month from 3:30 p.m. to 4:30 p.m. This will be a great hands-on way to track and understand this innovative project as it moves towards completion. Come on out and join the fun!

Contact: [Brad Liljequist](#), zHome Project Manager, (425) 837-3448.

 Call for Submissions
Seattle Public Utilities Hybrid Deconstruction pilot projects for 2010: Call for Submissions September, King County

Seattle Public Utilities is seeking additional Hybrid Deconstruction pilot projects for 2010 to support deconstruction research and training program development. Pilot projects will potentially be eligible to receive a portion of the grant to support the following: research and development of hybrid techniques; development of training programs and on-the-job training; and research on lumber grading and re-use standards. If your company has any potential deconstruction projects in 2010 and are interested in the above goals, please contact [Seattle Public Utilities Green Building department](#) or [King County GreenTools](#).

Second Use Salvage Art Contest: Call for Submissions**September 10, Seattle**

It's time again for Second Use's Annual Fall Festival and Salvage Art Contests. These contests are a celebration of all that is great about salvage - the search, the inspiration and the unexpected result. So, pull out your paintbrush or hammer and get to work on creating the next great salvage masterpiece. Submission forms can be downloaded from our website and are due by September 10. For more information, please visit [www.seconduse.com](#) or contact [Flynn and Kate](#) at art@seconduse.com.

Design & Build with FSC Awards 2010: Call for Submissions for 6th Annual Awards**September 17, National Competition**

The Forest Stewardship Council-US (FSC-US) invites Built Green-certified projects for the 6th Annual

Built Green is a non-profit 501(c)3 organization accepting donations to promote green building and education programs

Star Level: 4-Star

Checklist: Multifamily

Section	Points
Site and Water	183
Energy Efficiency	88
Indoor Air Quality	86
Material Efficiency	87
Multiplier	1.0
Project Total Score	441

Statistics

Some of the many green features of the project include:

Total homes certified since 2000
15,119

Total homes certified 2010
422

Total BG member companies
663

Resources

[Greentools](#)

[Checklists](#)

[Northwest EnergyStar](#)

Site and Water Protection

- Transit-oriented mixed-use development
- Participant in Seattle Green Streets program
- Includes structured parking within the building footprint
- Community common areas include a rooftop deck, media room, party room with kitchen, yoga center and fitness center
- Developed integrated design plan and used charrettes to inform design of building
- Installed low flow fixtures for all showerheads and faucets
- Native drought-tolerant plants used in all landscaping
- Used high albedo roof for 70 percent of roof surface to mitigate urban heat island effect
- Dual-flush toilets installed in all units other than ADA designed units

Energy Efficiency

- Envelope designed and built to use 17 percent less energy than required by new construction energy code, a difficult feat in a building of this size
- Building went through commissioning process at completion
- Installed high-efficiency water-source heat pumps in each unit
- Centralized natural-gas hydronic-heating system with 93 percent efficient boiler
- Used high-efficiency central-water heating for building
- Installation of Energy Star exhaust fans in all units

Indoor Air Quality

Design & Build with FSC Awards. This is the only award the FSC-US gives each year which recognizes excellence in the use of FSC materials in both residential and commercial/institutional design and construction. Applications are due on or before Tuesday, September 17, 2010. Please submit inquiries and submissions to acarson@fscus.org.

[10x10x10: Ten Builders, Ten Slides, Ten Minutes - Application Period Now Open](#)

Friday, September 24, Seattle Public Library Microsoft Auditorium, Seattle

Hosted by the Northwest EcoBuilding Guild, the 10x10x10 is an annual green building event you won't want to miss. This event is a high-energy introduction to ten cutting-edge sustainable building projects in and around Seattle. The annual green building "slam" features fast-paced presentations by the region's leading green builders and delicious food and drink. Submissions are now being accepted and ticket sales start soon. For guidelines and submissions, visit the [website](#).



Events

[Urban Forestry Open House](#)

September 21, City Hall Seattle

The city of Seattle will be hosting an Urban Forestry Open House. The open house provides an opportunity to hear about all of the city's efforts to expand and enhance Seattle's urban forest, including proposals to revise existing regulations for private property and street trees. City staff will provide an overview of the city's existing policies, programs and resources as well as the specific regulatory proposals being considered. For more information on city-wide tree efforts and the Urban Forest Management Plan, go to the [website](#).

[Sustainable Industries Economic Forum](#)

September 23, Hyatt at Olive 8, Seattle

Join Sustainable Industries for a lively breakfast forum featuring Seattle Mayor Mike McGinn, Keynote Speaker Cameron Sinclair, a host of local business leaders presenting industry and economic trends, and Moderator Brian Back, Founding Editor and Publisher of Sustainable Industries. Space is limited, so reserve your spot today! . More information is available [here](#).

[West Coast Green Conference](#)

September 30 to October 2, San Francisco

West Coast Green is the world's largest conference and expo dedicated to green innovation. It attracts more than 11,000 leaders in green technology, building innovation and design. West Coast Green will be held September 30 - October 2 at the Fort Mason Center in San Francisco. More information is available [here](#).

[Brownfields Redevelopment: Reclaiming Our Communities](#)

October 6 to 7, Greater Tacoma Convention & Trade Center, Tacoma

Returning for its third year, the 2010 Brownfields Redevelopment Conference will once again bring together the diverse parties that must collaborate to put contaminated properties back into productive use. With the theme of "Reclaiming Our Communities," the sessions will focus on communities, planning, financing and success. More information is available [here](#).

- Building is designated as non-smoking
- Installation of green-label-certified carpeting where carpeting was used
- Used only low VOC paints on all interior surfaces
- Envelope was inspected at various phases of design and construction by envelope consultant
- Air intakes placed to avoid air pollution sources
- Hardwired carbon monoxide detectors in each unit with a combustion device
- Sealed combustion heating and hot water equipment installed
- Provided permanently installed track-off mats at major entrances to building
- All units have operable windows

Material Use

- 88 percent total-construction waste-recycling rate achieved through both source separation and commingled recycling
- Practiced waste prevention strategies and used at least 10 materials with recycled content in project
- High emphasis on durability, designed as a 100-year building
- Provided in-building recycling center
- Used locally produced and salvaged sources for block
- Used ductile core design to reduce formwork waste
- Reduced post-tension slab thickness and increased column spacing to save 813 cubic yards of concrete
- Used FSC-certified Ipe decking for rooftop common area
- Bamboo paneling used in building lobby

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

Exterior photograph courtesy of Jules Frazier.



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](#).

[Seattle Home Show 2](#)

October 7 to 9, Qwest Field Event Center, Seattle

Seattle Home Show 2 will focus on green living and improving the home's relationship to our environment. Show attendees can't wait to see the latest in green products and technology. More information is available [here](#).

[Excellence Building Conference & Expo](#)

October 12 to 14, Portland Marriott Downtown Waterfront, Portland

Building professionals from across the country will be in Portland for the Energy & Environmental Building Alliance's (EEBA) Excellence in Building Conference & Expo. For 28 years, EEBA has introduced the building industry's greatest thinkers and "doers" of our time. Join this year's line-up of building science headliners and trendsetters for world-class education and three days that will transform your business. Register [here](#). Expo space is still available!



Classes

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

[Introduction to Built Green®](#)

October 12, MBA Housing Center, Bellevue

The session is scheduled for October 12 from 2:30 p.m. to 4:30 p.m. at the MBA Housing Center at 335 116th Ave. SE in Bellevue. This seminar provides an introduction to the Built Green program and provides an introduction to the Built Green program. 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. Register [here](#).

[Meet and Exceed the Code with ENERGY STAR-BUILDER Trainings](#)

September 8, Bellevue

Learn how to ensure that your next building project meets the most recent code changes by following the time tested methods of the Northwest ENERGY STAR Homes Program. The course will review the top 10 changes to the energy code and explain just what this means for builders and trade partners. By working with code officials at the state energy office, ENERGY STAR can help. Changes in requirements as well as new opportunities will be covered. This will include discussions on the building envelope and high efficiency equipment. Register [here](#).

[Low Impact Development: Stormwater Management for Sustainable Design and Water Efficiency](#)

October 19-20, EOS Alliance Headquarters, Seattle

These exciting courses examine the most up-to-date techniques in the management of sediment and construction sites. Students who attend will receive recertification of their Certified Erosion and Sediment Control Lead Training Certification (CESCL) status from the Washington State Department of Ecology. Participants will also benefit from a dynamic interaction between traditional lectures and hands-on

Welcome to our newest member companies!

[Queen Anne Electric](#)
(206) 782-3200 in Seattle

[Riddle Construction & Design](#)
(425) 424-3445 in Redmond

[Trius Home Performance](#)
(206) 778-7982 in Bellevue



New Certifications

Congratulations to:

[Bennett Homes](#) for certifying their new-construction project, 10 single-family homes in West Highlands Park at Issaquah Highlands in Issaquah, as **4-star** Built Green.

[CamWest Development, Inc.](#) for certifying their new-construction project, six single-family homes in West Highlands Park at Issaquah Highlands in Issaquah, as **4-star** Built Green.

[Chermak Construction Inc.](#) for certifying their remodel project, a single-family home at 1021 Ave. A in Snohomish, as **3-star** Built Green.

[DR Horton, Inc.](#) for certifying their new-construction project, a group of single-family homes and townhomes in Phase 1 of Vista Park at Issaquah Highlands in Issaquah, as **4-star** Built Green.

[Inland Washington LLC](#) for certifying their new-construction project, multifamily apartments at 14200 Linden Ave. N. in Seattle, as **2-star** Built Green.

[King County Housing Authority](#) for certifying the next stage of the new-construction project, multifamily apartments at Greenbridge HOPE VI Redevelopment in King County (unincorporated), as **3-star** Built Green.

[Residential Construction Specialist](#) for certifying their new-construction project, a single-family home at 9530 Slater Ave. in Kirkland, as **4-star** Built Green.



BG Facebook Page

[Join Built Green's Facebook Page!](#)

Network and keep up to date on Built Green, local events, and the green building industry. We encourage you to become fans of our Facebook page. Also, it would be excellent if you would share our page with any relevant personal and professional contacts who might be interested in the content. Please visit [here](#).

exercises. These courses cover the essentials of being a certified lead and include information on how new regulations will impact CESCL job functions. Upon completion, students will know how to simply and confidently comply with federal, state and local regulatory requirements of stormwater management. Register [here](#).

[North Seattle Community College, Green Real Estate Certificate](#)

Fall Quarter, North Seattle Community College
North Seattle Community College is offering a professional development certificate program specializing in [green real estate](#). The certificate program requires 16.5 credits from seven courses that cover topics such as green building materials, energy efficient design and development, healthy buildings, indoor air quality, and marketing. A wide variety of real estate professionals including sales people, appraisers, developers, architects, builders, investors and residential/commercial buyers and sellers will find this program valuable.

This upcoming [Fall Quarter](#) offers two of the seven classes required for the certificate program: The introduction class for Green Real Estate, RES 130, and a seminar on Energy Efficient Design and Development, RES 133. The RES 130 class is one of only a very few classes that allows the student to be eligible to sit for the Built Green® Real Estate Professional Designation exam. Classes begin September 28, 2010, so there is still time to enroll. For information on enrollment, please see the [North Seattle Community College 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
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.



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