



The Green Door

The Green Door is a monthly newsletter of sustainable living geared to present and future homeowners.

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"What's the use of the house if you haven't got a tolerable planet to put it on?"

- Henry David Thoreau

What is Built Green?

The Metro Denver Home Builders Association's Built Green Program is credited with being the first such program in the country. With their leadership and permission to use the trademarked Built Green name Built Green programs have been created nationwide. The Master Builder's Association of King and Snohomish Counties in partnership with King County, Snohomish County, and the City of Seattle, and with funding assistance from the Fannie Mae Company, Inc., met for over a year to develop Built Green. The group included builders, remodelers, and architects along with representatives of several interested community groups and local government representatives.

The mission of Built Green and its supporting members is to serve as the driving force for the use and consumer demand of environmentally sound design, construction and development practices in this region.

It is also designed to help homeowners find quality, affordable homes that offer opportunities to protect the health of their families and the Northwest environment.

The Built Green network of architects, builders, developers, subcontractors and suppliers already adhere to some of the toughest energy, air quality, storm water management and water efficiency standards in the nation. Members of Built Green go beyond even these measures to provide added value, increased energy efficiency, healthier indoor air quality, more durable materials, less waste, innovative designs and a reduced environmental impact.

Specific building projects are qualified using a Built Green checklist organized into six categories of environmentally friendly action items. These include:

- **Green Building Codes**
- **Site & Water Protection**
- **Energy Efficiency**
- **Health and Air Quality**
- **Materials Efficiency**
- **Environmentally Responsible Home Ownership**

There are four separate checklists for four different types of projects: homebuilder, remodeler, multifamily and community. Builders and homeowners choose and use one of the checklists prior to construction or remodeling

to determine which features to include in the home and to track progress.

When construction is complete, a signed copy of the checklist is sent to the MBA, certifying that the home identified in the project enrollment form contains the identified features.

Based upon that builder certification, and after reviewing the application, the MBA will award the appropriate Certificate of Merit indicating that the home has received a 1-, 2-, or 3-, 4- or 5-Star rating.

The Built Green program has grown from 4 members in 2000 to 357 members today. It has enrolled 112 builders and certified 6883 homes to date. Members that readers might recognize include: Bennett Homes, Habitat for Humanity of Seattle, Polygon Northwest, Quadrant Corporation, The Cottage Company, Martha Rose Construction, The Dwelling Company and Prescott Homes...to name a few.

Built Green at a community level can now be seen in places such as **High Point**-West Seattle and **Rainier Vista**-Columbia City. The goal of these two communities is to knit formerly low income neighborhoods back into the fabric of the surrounding areas. These communities provide a sustainable, safe, high quality and healthy residential environment with a range of housing types, each built to Built Green standards.

Like some of the older neighborhoods in and around Seattle the first thing you notice in these new green communities are the towering maples, pocket parks and friendly front porches. Preserving existing trees, where possible, is a Built Green must. Other green side effects include a visual reduction in lawns, water wise gardens, responsible storm water management, solar installations,



Martha Rose 5-Star Townhomes in Rainier Vista

**"A designer is an emerging synthesis of artist, inventor, mechanic,
objective economist and evolutionary strategist."**

- Buckminster Fuller

community centers and public art. The broad range of colorful homes from condos to single family houses and the convenient access to public transportation (including the new Link Light Rail) also brings diversity in income, mobility and family makeup. In a spring 2004 survey conducted at the PSE Built Green Idea Home in Issaquah Highlands (one of the first Built Green Communities), visitors responded that the most important features to them were:

- **Controlled ventilation for clean air**
- **Use of renewable/recycled resources**
- **Clean water and water conservation**
- **Low-emitting materials**
- **Energy Efficiency**
- **Built Green Certification**

While consumers want and expect these qualities in a green home they also want to be assured they are getting them. The builder's, remodeler's or developer's signature on the Built Green project checklist provides that extra reassurance.

The Built Green Remodeler's checklist (for additions and renovations) includes a host of techniques that homeowners may be implementing already including the protection of topsoil with mulch, encouraging native plant growth, recharging groundwater through the use of rain barrels, providing shade for south facing additions, using low-VOC paints and sealers, reducing the use of carpet, using energy efficient appliances and fixtures and adding insulation and weather stripping where needed.

"In urban areas remodeling is the most common type of residential construction. With the flexibility of six Built Green categories and more than 200 environmentally friendly building strategies to select from, there are opportunities for incorporating green into every type of remodeling project from a small bathroom remodel to a major addition. This means remodel designers and builders can take advantage of a growing consumer interest in green building, no matter what the project." - Resource Venture

Just as there are many shades of green, there's a range of what "green" means to the building industry. For resources and green building programs in your county visit BUILT GREEN Washington. This is a cooperative of Washington's regional green home building programs funded by the Washington State Department of Ecology.

Each year King County and the Master Builder's Association holds a Built Green Conference & Expo, the Northwest's premier green building conference. Included are green products, educational workshops on green building, design, marketing and more and a company tradeshow! Held at the Washington State Convention and Trade Center, this conference is free to the public. More Information on the conference program, educational sessions and registration details will be made available at the start of the new year. For all the latest Built Green news and featured homes sign up for the monthly newsletter at: <http://www.builtgreen.net/newsletter.html>

Salvaging and Reusing is Green Too!!

Have you visited Seattle's local salvage stores recently? At the Restore in Ballard you'd be surprised what you can find. Cabinets, doors, windows, plumbing fixtures, vintage lighting and door hardware, trim, flooring and that's only the standard stuff. You'll also find beautiful, unusual and odd urban artifacts. If you are looking for inspiration and want to save money on a remodel, addition or garden project-look no further. Built Green checklists have a category for reuse because wise stewardship of building resources is essential considering one-quarter of all landfill waste comes from demolition and construction. If you have something worth salvaging these guys will also pick it up for free. See recommended websites!!



July/August Websites

Built Green www.builtgreen.net Remodeling Guides www.ci.seattle.wa.us/sustainablebuilding/greenhome.htm
Built Green Fact Sheets www.resourceventure.org Built Green WA www.builtgreenwashington.org
Second Use Seattle www.seconduse.com The ReStore Ballard www.re-store.org
Earthwise www.earthwise-salvage.com

The Green Door is brought to you by Cally Fulton and Danielle Johnson, both Real Estate Associates with GreenWorks Realty, Seattle and by JR Fulton, Architect and LEED Accredited Professional.

To save trees and expand the opportunity to share information, please provide us with your e-mail address and the addresses of others interested in sustainable living.

Please email ideas and submissions to danielle@greenworksrealty.com.

If you or someone you know would appreciate our real estate services please call-

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