



BUILT GREEN™ in the City

An easy way for homeowners, builders, architects and designers to start greening their urban residential project is by using BUILT GREEN™, a program established in 2000 by the Master Builders Association (MBA) of King and Snohomish Counties in partnership with King County, Snohomish County and the Fannie Mae Foundation. This voluntary, self-certifying program identifies more than 200 environmentally friendly building strategies you can use on projects from multi-lot developments to urban infills and get recognition for being “green.”

How it Works

In the program, each project is qualified using a BUILT GREEN™ self-certification checklist organized into six categories as shown in the table below:

BUILT GREEN™ Category	Types of action included
Green Codes	Energy, Air Quality, Water Efficiency, and Stormwater Standards (all prerequisites)
Site and Water Protection	Fish-friendly practices beyond code
Energy Efficiency	Items that provide comfort and energy efficiency beyond compliance
Health and Indoor Air Quality	Items that protect occupants and installers
Materials Efficiency	Items that reduce material use & provide environmentally preferred alternatives
Environmentally Friendly Home Ownership	Items that help homeowners operate their “green” home

- Use the checklist prior to construction to determine which features from the six categories to include. Total up the points to determine a 1-, 2-, or 3-star rating. In addition to achieving a certain threshold of points, you will also need to fulfill some basic prerequisites for each level. These prerequisites specify orientation and education requirements, some checklist items that must be achieved to qualify as a BUILT GREEN™ project, and a minimum number of points in each of the program’s categories to achieve certification beyond the 1-star level. Upon review, the MBA will award the appropriate Certificate of Merit.
- The program provides checklists for single-family, multi-family and remodeling projects (A checklist for developers will be available in 2002). Handbooks are available for each checklist. The program is structured so that certification is the responsibility of the contractor or developer. Non-profit developers are encouraged to certify their “green” residential projects and should contact the MBA for information about requirements. For more details about the program, see www.builtgreen.net.

www.resourceventure.org / (206) 389-7304

Using BUILT GREEN™ in the City

- The program intends to provide market distinction to “green” residences built throughout the Puget Sound Region, and thus is suitable for projects in urban, suburban or rural settings. Because many of the first homes to certify were projects in large greenfield developments, you may not realize how easy it is to use BUILT GREEN™ in an urban setting.
- **Certification is designed to be flexible**, so you can select the action items that work for you. For example, while you may not be able to earn points for “green” practices that require a lot of land, such as on-site ground water recharge, you may be able to earn several points for practices that take advantage of your urban setting and market, such as building on an infill lot.
- With land availability so tight in urban settings, the project(s) you wish to qualify are more than likely new homes on existing lots, remodels and multi-family buildings. We will briefly cover new homes below. Remodels and multi-family are covered in separate fact sheets.

Infills, ADUs and Small Garages

- To qualify **new residential homes on existing urban lots**, use the BUILT GREEN™ “Homebuilder” checklist which applies to all new single-family homes. For almost every project, you can start out by marking the check box for “infill” project. The program defines infill lots as those areas pre-developed with municipal water and sewer, electricity and roads, *excluding* lots in designated critical areas or overly steep slopes. Infill projects are environmentally preferred because they take advantage of existing infrastructure and reduce development of virgin sites. The program rewards qualifying infill projects 3 points, half the amount needed to achieve a 2-star level in that category.
- In those cases where a **building already exists** on the lot, BUILT GREEN™ encourages using the existing structures if possible through renovation, where you can use the “Remodeler” checklist. However, if renovation is not possible because the building is not structurally sound, then salvage and recycling demolition materials are promoted in the

“Homebuilder” checklist. The infill measure is not intended to promote the razing of structurally sound buildings to make way for larger structures.

- BUILT GREEN™ provides five bonus points for projects that have an **accessory dwelling unit (ADU)** or accessory living quarters. ADUs and accessory living quarters are preferred because they reduce the demand for large apartment projects while also providing greater variety among housing choices in established neighborhoods. They can also provide greater affordability, in that they can be rented to students or those with lower incomes. For homeowners on a fixed income, the rental income can help with the mortgage.
- Finally, with the wider availability of public transportation, and increased density improving walkability, city dwellers have fewer cars and don’t expect two- and three-car **garage** homes. Urban projects therefore, are more likely to earn the five points for building a small single car garage.

A Market for Green Building

- More than likely, you are aware of the environmental and health benefits of green building and would like to incorporate green strategies into your projects. However, you may wonder if such projects are marketable. The good news is they are! A growing consumer interest in green building has been documented in various national and local surveys. These surveys show consumers are interested in green homes, are willing to pay for “green” features and have expressed that willingness in real dollars spent. The BUILT GREEN™ program serves as a “brand” that these consumers can easily recognize. **No additional costs** are estimated for a 1- to 2-star BUILT GREEN™ home. An upgrade to a 3-star home can cost between 1-5% more, depending on features included.

Advertise your project using BUILT GREEN decals and signs which are available to you when you join the program. Also, don't forget to have your project listed on the BUILT GREEN Web site.

Assistance and Incentives

- Through a **Fannie Mae** pilot program, several new financing options are available for homes with certain green features. New homes that certify as BUILT GREEN™ homes are eligible to participate in the pilot program that allows for a low down payment. A half-dozen local banks offer Fannie Mae's Flexible Home Performance Power and Energy Efficient Mortgages that allow home buyers to qualify for larger loans. Many homes in the city of Seattle also qualify for Fannie Mae's Location Efficient Mortgages from Home Street Bank. Promote these mortgages to your customers as a way to make green homes even more affordable. For more information, visit www.builtgreen.net.
- If you are interested in participating in BUILT GREEN™ in the city of Seattle, the **Resource Venture** offers a free service to help you identify and achieve the best measures for your urban project. The Resource Venture Web site also features information and additional resources to help you build green. Visit www.resourceventure.org or call (206) 389-7304.
- Remember to take advantage of the **City of Seattle's** rebates on energy- and water-efficient appliances. Learn more about the City's residential incentives at www.cityofseattle.net/sustainablebuilding.

At Your Service

The Resource Venture provides *free* information and assistance to help Seattle businesses improve their environmental performance. We are a partnership of the Greater Seattle Chamber of Commerce and Seattle Public Utilities.



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