

# Market-Based Green Building Programs . . .

Encouraging Low Impact Development While Remaining Profitable



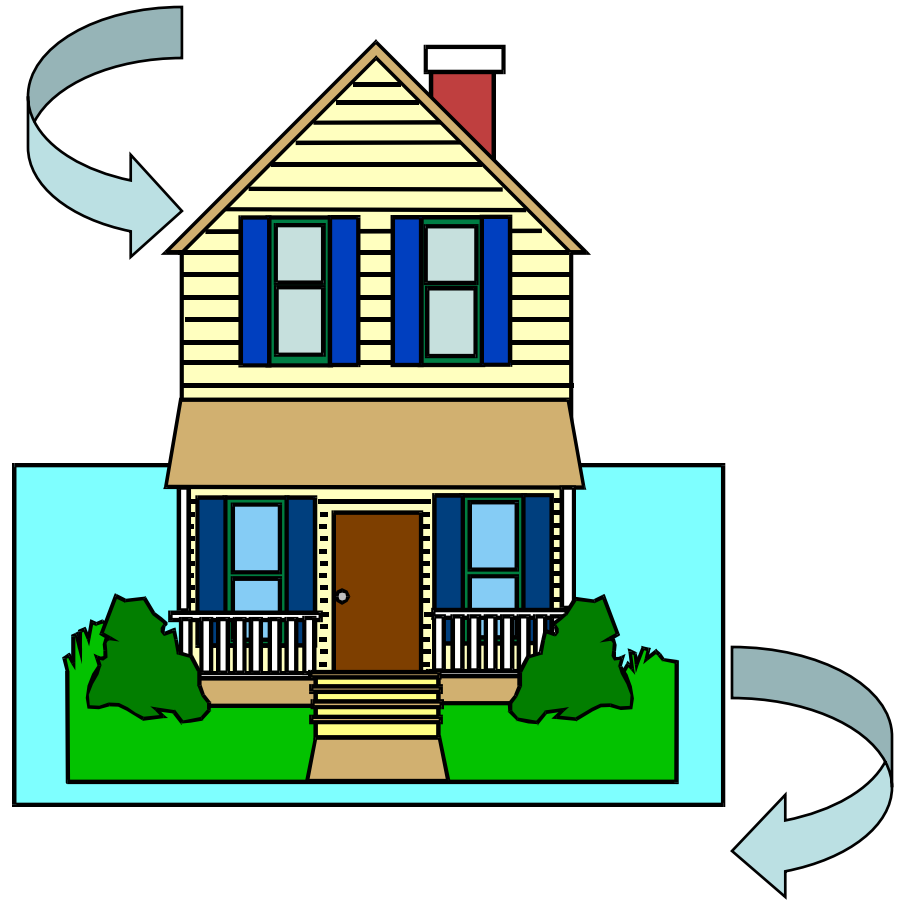
## Tacoma-Pierce County Built Green® Program

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# What does it Mean to Build Green?

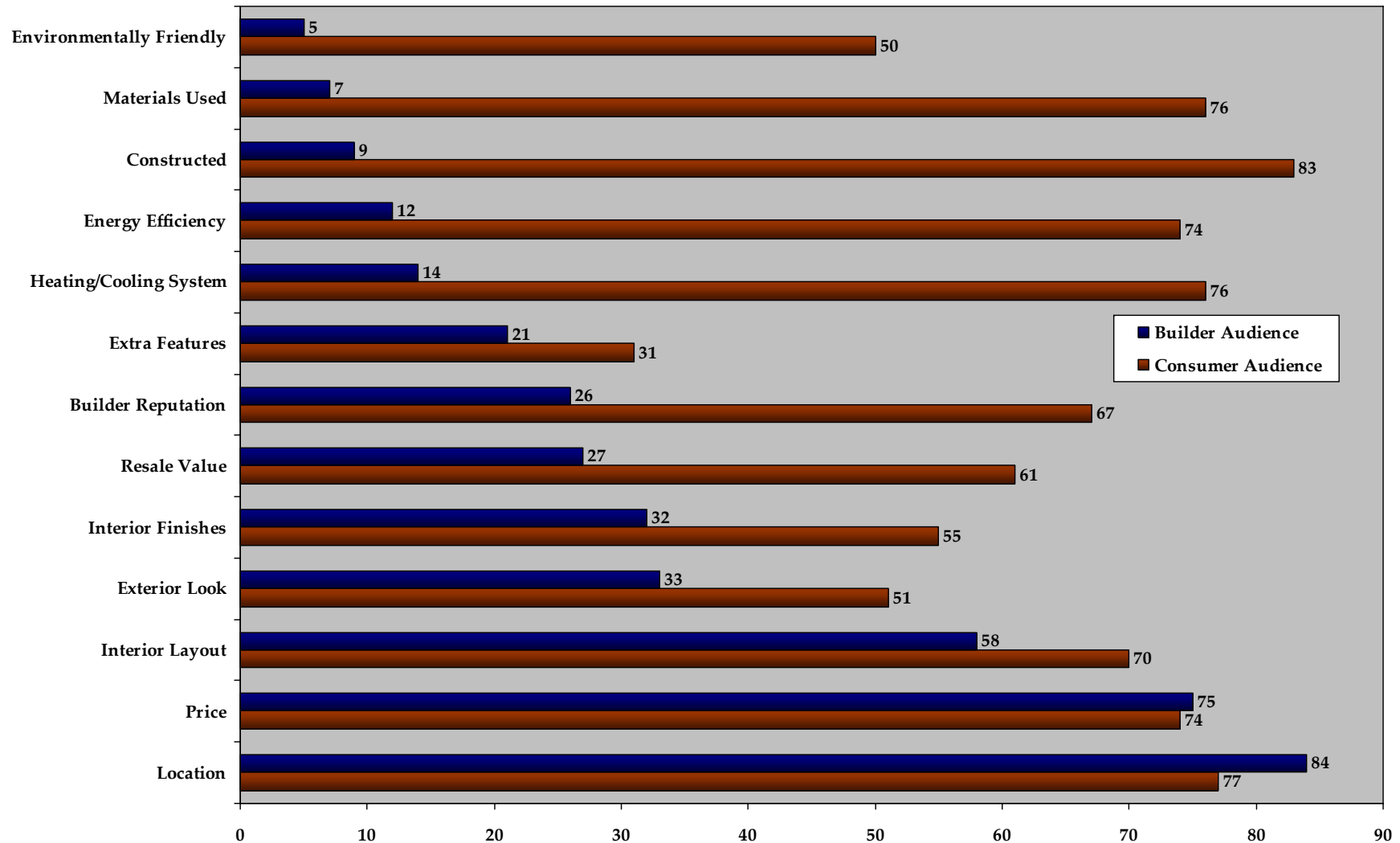
Green Building is a comprehensive approach to addressing the environmental impacts of building. It takes into account the impact of building from a life-cycle perspective, going beyond the moment of construction, and beyond the immediate site of the building.

Green Building incorporates principles, techniques, and materials that conserve natural resources and protect the environment.



# 2006 Survey by Green Building Institute

*Question = If you were buying a house, how much importance would you put on each of the following factors? Answer = A great deal.*

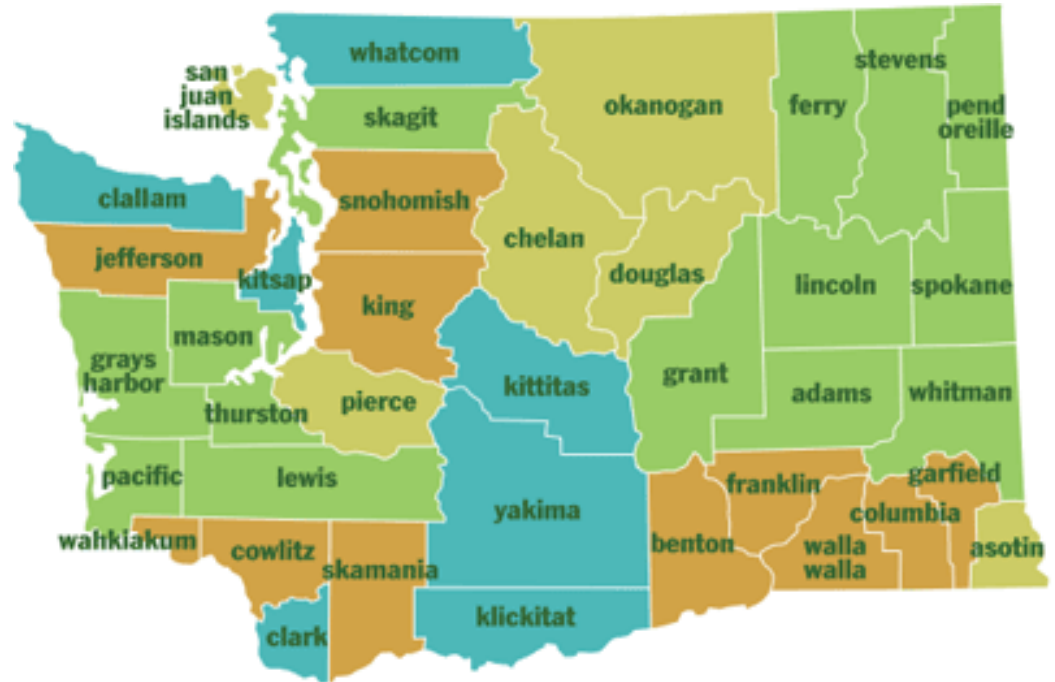


# What is a Market-Driven Green Home Building Program?

- A green home building program defines “green” for both the professional using the program and the consumer wanting a green home.
- The basis of that definition is:
  - a set of technical criteria that is generally presented in the form of a checklist of action items; and,
  - thresholds that must be met to for the program’s “brand” name to apply.

# Built Green® Washington

- Built Green® Washington is a cooperative of Washington's regional green home building programs. We're here to help home builders and home buyers get the information needed to build and buy green!



- 12 local Built Green® programs in place or under development.

[www.builtgreenwashington.org](http://www.builtgreenwashington.org)

# Tacoma-Pierce County Built Green® Program

Working in Partnership for a  
Sustainable Built Environment in  
Tacoma and Pierce County.

Established 2003.



**The technical criteria included in the Tacoma-Pierce County Built Green® Program, and the thresholds set for achieving Star Ratings, have been selected to reflect the unique environmental and economic conditions in this community. The program includes modules for:**

- Home Builders
- Remodelers
- Land Developers (Green Communities)
- Multi-Family Builders

# Tacoma-Pierce County Built Green® Program



- **What does it mean to be a Built Green® developer, builder or remodeler?**
  - Built Green® is a voluntary, self-certified rating system for plats, new single and multifamily homes, or remodels that are constructed to standards above required development and building codes.
  - The mission of Tacoma-Pierce County Built Green® is to work in partnership to create safer, healthier and more efficient homes, reduce impacts of construction and development, and improve and protect the valuable community and natural resources of Tacoma and Pierce County.
  - Members of the Built Green® program receive an orientation, attend ongoing education classes about green building, have access to local and nation green building material resources, and have dedicated themselves to promoting green building techniques.
  - Built Green® is a designation that only program members may use.

[www.mbapierce.com/builtgreen](http://www.mbapierce.com/builtgreen) OR [www.builtgreenwashington.org](http://www.builtgreenwashington.org)

# How was the program developed?

To ensure the program reflected community needs and market conditions, local stakeholders were included at every stage of development, including:

- Builders, Remodelers, Developers, Associates
- Master Builders Association
- City of Tacoma Solid Waste Division (including DOE grant)
- Puget Sound Energy and Tacoma Power
- WSU Co-operative Extension
- Other Service Providers and financial supporters

# Current Built Green® Partners

- Pierce County
- City of Tacoma
- Puget Sound Energy
- Tacoma Power
- Department of Ecology
- City of Puyallup
- City of University Place
- Corporate / Non-Profit Partners



# Built Green® Checklist Categories

- **Developer**

- Site Selection & Design
  - Land Use, Community Enhancement and Housing Affordability, Landscaping – Common Areas, Transportation
- Planning & Education
  - Covenants & Builder Guidelines, Education, Operations & Maintenance
- Construction Operations
  - Erosion & Sedimentation Controls, Vegetation Management, Pollution Prevention, Heritage & Deconstruction

The image shows a form titled "BUILT GREEN Green Communities Project Enrollment Form and Self-Certification Checklist". The form includes fields for Company, Contact Name & Phone Number, Project Address, Lot Number, Tax Number, or Location, and Brief Project Description. It also contains a section for the Developer to certify that all Action Items have been completed, a section for the total points for the project, and a section for the MBI Office to track the submission, completion of items, and payment received. The form is dated December 2004.

**BUILT GREEN** Green Communities Project Enrollment Form and Self-Certification Checklist

A Program of the Rainier Builders Association of Pierce County  
1021 Pacific Ave., Suite 201, PO Box 1913, Tacoma, WA 98402  
252.372.2113 • Fax 252-383-1847 • www.mbiparis.com • info@mbiparis.com

Company: \_\_\_\_\_  
Contact Name & Phone Number: \_\_\_\_\_  
Project Address, Lot Number, Tax Number, or Location: \_\_\_\_\_  
Brief Project Description: \_\_\_\_\_

DEVELOPER: In submitting the BUILT GREEN™ self-certification checklist, I certify that I completed all Action Items checked. I understand the MBI does not warrant, to the homeowners or anyone else, that these Action Items have been completed, only that, based on the checklist provided by me, the project qualifies for a certificate. If submitting an advance of project completion, I agree to submit an amended checklist if any changes occur during the construction or development process regarding BUILT GREEN™ program Action Items.

I understand I will receive a BUILT GREEN™ certificate showing a star rating for my submitted project based on the information I provide in the self-certification checklist.

Signature and Date: \_\_\_\_\_

Total Points for Project: \_\_\_\_\_ Program Level Obtained:  1-Star  2-Star  3-Star  4-Star  5-Star

By my signature above, I certify that I have performed all Action Items checked below.

Please enclose payment:  MBI Member: \$50 per unit  Non-Member: \$100 per unit

For MBI Office Use:  
 Checklist submitted  Proof of required items completed  Payment received

TACOMA-PIERCE COUNTY BUILT GREEN™ Green Communities Enrollment and Checklist p 1  
December 2004

# Built Green® Star Rating Thresholds

## Developer

1-Star Level ★	2-Star Level ★★ (200 Points Minimum)	3-Star Level ★★★ (350 Points Minimum)
<ul style="list-style-type: none"> <li>Attend a Program Orientation (one time only)</li> <li>Attend a Built Green® approved workshop anytime in the past 12 months prior to project certification</li> <li>Earn 100 points from Sections One through Three, with at least 15 points from each section</li> </ul>	<ul style="list-style-type: none"> <li>Meet 1-Star level requirements</li> <li>Earn an additional 100 points (total of 200 points) from Sections One through Three, with at least twenty (20) points from each Section</li> </ul>	<ul style="list-style-type: none"> <li>Meet 2-Star level requirements</li> <li>Earn an additional 150 points from Sections One through Three (350 points total), any items</li> </ul>
<p><b>Required Action Items for All Levels</b></p> <ul style="list-style-type: none"> <li>Require new home starts in the development to meet Built Green® Home Builder 1-Star Level requirements (Action Item 1-61)</li> <li>Orient &amp; promote Built Green® to builders in the development (Action Item 1-62)</li> <li>Do Not Dispose of Topsoil in Lowlands or Wetlands (Action Item 3-1)</li> <li>Optimally Maintain all Temporary Erosion Control Practices (Action Item 3-2)</li> <li>Properly Dispose of Hazardous Wastes (Action Item 3-16)</li> </ul>		

- Compared to Pierce County Stormwater Manual Chapter 10: Compliance with Manual produced 2 star Built Green® Development

# How Can You Participate in the Tacoma-Pierce County Built Green® Program?

- Jurisdictions / Agencies
  - Endorse the program!
  - Provide funding / in-kind support
  - Participate on Steering Committee
- Industry Members
  - Join the program
    - Builder or Associate Member
  - Enroll your projects
  - Complete and submit your checklists
  - Lead the Program
    - Steering Committee Membership



# Local Government's Role in Promoting Voluntary Low Impact Development

- Educate reviewers and inspectors to new techniques, materials
- Amend codes and policies as needed to allow for LID
- Allow site-specific LID practices (flexibility is key)
- Fast track permits? Fee waivers?
- Other incentives to industry?

“As contractors, our responsibility is to introduce ‘green’ techniques or products in the homes we build...WE are the environmentalists.”

**John Kurowski, Kurowski Development**



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