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Vital Stats

Location: South Seattle

Star Level: 5-Star

Checklist: Single-family Townhome

Section	Points
Site and Water	129
Energy Efficiency	128
Indoor Air Quality	116
Material Efficiency	131
Multiplier	1.00
Total Score	504

View more images [below](#)

[Sockeye Homes](#)– Seattle, WA

Project: Home Remodel

[Sockeye Homes](#) whole-home remodel in South Seattle scored a total of 504 points and achieved the 5-Star rating on its way to receiving a 2011 Remodeling Excellence (REX) Award. The project involved deconstructing the existing home and rebuilding on the same foundation while re-using elements of the previous home. The new home is modeled to perform 30 percent better than Washington State Energy Code. Existing turf grass was removed and replaced with drought tolerant landscaping. The home receive a HERS score of 69, in part through its use of an Energy Star-rated heating system, a heat recovery ventilator and a tankless water heater. The project also received a better than 90 percent recycling rate for construction waste through CDL Recycle.

Some of the many green features of the project include:

Site and Water Protection

- Located in a central infill location–within 1/4 mile of a transit stop
- Pervious materials applied to 100 percent of the hard surfaces on the site
- Turf grass removed and replaced with drought tolerant bunch grasses and shrubs
- Trees from original site retained, including a deciduous tree on the south side of the house
- Topsoil kept on site for reuse, and amended soils to 10-12 inches
- Dual flush toilets installed throughout homes, along with 1.5 GPM bathroom faucets

Energy Efficiency

- Home designed and built to use 30 percent less energy than required by Washington State Energy Code
- Achieved HERS Score of 69

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Our Mission

Our mission is to promote environmentally friendly home building methods and practices, and to enhance our communities through leadership in sustainable development.

Non-Profit Organization

Built Green is a non-profit 501(c)3 organization

accepting donations to promote green building and education programs.

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- Energy Star Homes Northwest certified
- BIBS (walls) and EcoBatt (attic) insulation used
- Energy Star-rated Trane heating system installed
- Navien tankless water heater installed
- Heat Recovery Ventilator installed
- Energy Star refrigerator, cooktop, dishwasher and washing machine installed

Indoor Air Quality

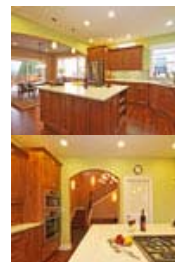
- Strategies implemented early in project to reduce moisture and dust issues throughout build
- Subcontractors trained on implementing a healthy jobsite plan
- Garage effectively separated from home
- Cabinets installed with no added urea-formaldehyde
- Under-slab moisture barrier upgraded to 10 mil or better
- Sherwin Williams Builders Solution Low VOC paint used
- Greenguard-certified insulation installed
- Whole-home ventilation system installed with high efficiency filter

Material Use

- 90 percent total construction-waste recycling rate achieved
- Deconstructed and reused parts of existing home on the site
- Locally produced wood products, cabinets and siding installed
- Rapidly renewable bamboo and true linoleum flooring installed
- Recycled-content IceStone countertops installed
- 25 percent fly ash mixed with concrete
- Built-in recycling center provided

Still Images

Click on an image to enlarge.



Photos courtesy of Tod Sakai.

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