Timber Trails

Built Green® Homeowner's Manual

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Green Building Goals, Strategies, and Impacts

Built Green is a holistic green home certification of the Master Builders Association of King and Snohomish Counties, developed in partnership with King County, Snohomish County, and other government agencies in Washington State.

Built Green also serves as a network of architects, builders, developers, remodelers, subcontractors, product suppliers, lenders, and others involved in the green building industry. It is also a resource on the human and environmental benefits of green building.

What is a Built Green Certified Home?

The goal of green building is to save money, improve efficiency, reduce carbon emissions, and create healthier environments for communities. Built Green provides a framework by which to measure the level of 'green' in a home by awarding points for environmentally friendly design and building practices on the Built Green checklist.

A Built Green certification is based on the material and processes used in the development of the site and construction of the home, with focuses on:

- Site and water development
- Energy efficiency
- Indoor air quality
- Materials efficiency
- Operation, maintenance, and homeowner education

More green materials and processes used during construction of the home add up to more points earned overall in a star-level rating system from 3-star to 5-star (the higher the star level, the greener the home). Timber Trails has achieved a 3-star Built Green certification.

Your Role in Maintaining Your Built Green Home

Benefits of Built Green Certification

POTENTIAL SAVINGS

A Built Green home typically saves money on operating and maintenance costs through more efficient energy use, utilizing features such as extra insulation and more efficient water heaters, lighting and appliances. The use of natural daylighting techniques can also reduce energy consumption.

DESIGNED TO BE HEALTHIER, FOR MORE COMFORTABLE LIVING

No need to worry about that stinky coat of paint or new carpet smell. Using low Volatile Organic Compounds (VOC) interior paints and finishes helps reduce toxins and increase indoor air quality in a home, which is aimed at making the home healthier and more comfortable for you and your family.

STRIVING TO CONSERVES NATURAL RESOURCES

Rapidly renewable materials such as bamboo, cork and strawboard can be managed, grown and harvested in a sustainable way and can effectively replace traditional lumber. Countertops made from recycled glass, concrete and paper are aesthetically pleasing and eliminate the use of traditional or precious stones. From flooring to cabinetry to building materials, there are many cost-effective, sustainable options on the market today!

WATER CONSERVATION

Water conservation can be achieved by planting drought tolerant landscaping and avoiding turf grass. Pervious pavement can be used in driveways and walkways to allow rainwater to seep into the ground instead adding to stormwater runoff. Erosion control methods are used to help reduce sedimentation into streams and protect the natural features of the site. All of these methods can help benefit aquatic ecosystems.

REDUCING YOUR FOOTPRINT

Building a more efficient home generally reduces your water, energy, and carbon footprints. By reducing your energy and water use, you conserve resources and have less of an impact on the climate and the environment.

Maintenance

Routine home maintenance helps to extend your home's lifespan, prevent equipment breakdowns, reduce health hazards, and optimize its overall efficiency.

A Built Green home may incorporate unique features that you might not be familiar with. Some of these features come with specific operations and maintenance requirements aimed at ensuring your home remains environmentally conscious and resource-efficient over its lifetime.

Future Remodels

Built Green offers certification for remodels and refits to help provide quality assurance, save money, improve home health, and help the environment. If you decide to remodel your home, it is important to do so in a well-planned, sustainable way to ensure the remodel does not impact any of your home's green features.

Built Green provides resources that serve as a great starting point for remodels and remodel certification:

- Built Green Consumer Resources for Consumers: https://www.builtgreen.net/resources/#consumers
- Built Green Remodel Checklist: https://www.builtgreen.net/docs/librariesprovider2/checklists/remodel-checklist-2023-version.docx?sfvrsn=2d44214f_14
- Eco Remodel Tool: https://builtgreen.net/eco-cool/eco-remodel.asp

Information and Best Practices

Local Recycling Programs

The City of Snoqualmie's recycling resources include instructions on what items can be recycled curbside, plus tips on how to potentially reduce your bill by recycling more and downsizing your waste cart. Recycling Resources | Snoqualmie, WA

More information about what you can recycle, and where, is available from:

- Waste Management Recycle Right®
  www.wmnorthwest.com/snoqualmie/recycling
- Washington Recycles
  1-800-RECYCLE (1-800-732-9253)
  http://1800recycle.wa.gov/
- King County Recycling Services
  https://kingcounty.gov/en/legacy/depts/dnrp/solid-waste/garbage-recycling.aspx

Alternative Energy Resources

Residential Solar Photovoltaic (PV) Systems

As part of a Washington State Department of Commerce grant, Snoqualmie has adopted an expedited permitting process for small-scale roof-mounted solar installations for single-family residential customers. For more information on this program visit the City of Snoqualmie Solar Power Information page: https://www.snoqualmiewa.gov/459/Solar-Power

Puget Sound Energy (PSE) Community Solar

https://www.pse.com/en/green-options/Renewable-Energy-Programs/Community-Solar

Community Solar is a way for PSE electric customers to share the benefits of 100% local solar power. Through this program, you can replace some, or all, of your regular electricity use with renewable solar energy by subscribing to shares of a local solar array of your choice.

Benefits of Community Solar:

- **100% local.** PSE partners with schools and other local organizations to build solar energy installations right in the communities they serve.
- **No roof required.** Whether you own or rent, there's no required investment in equipment to draw the benefits of local solar energy.
- **Get energy credits.** Subscriptions are just $20 per month per share. You'll get bill credits for the solar energy generated by your share(s) to offset a portion of your monthly subscription cost.
- **Help the environment.** Subscribing to Community Solar can help lower your carbon footprint.

Energy Efficient Lighting

Upgrading lighting to energy-efficient bulbs such as light emitting diode (LED) and compact fluorescent light (CFL) bulbs is one of the easiest ways to save money and energy. Only 10% of the electricity used in an incandescent light bulb is turned into light, while the remaining input electricity is wasted as heat. In comparison, a CFL bulb is 85% efficient and an LED is 90% efficient.

LED and CFL bulbs may cost more upfront than conventional, incandescent light bulbs, but the cost difference is generally recovered because they use less energy, cost less to operate, and should last longer. An LED light bulb can last up to 25,000 hours while a CFL can last 15,000 hours and an incandescent bulb has a lifetime of only about 2,000 hours.

Easy Actions for Saving Energy

According to the U.S. Department of Energy, all homes account for about 21% of total U.S. energy consumption. There are many ways to save energy, but the list below offers a good start for easily adoptable actions.

- Turn off electronics and other equipment when not in use.
- Set the thermostat to 68°F or lower when you're at home and awake, and lower 7°F to 10°F when you're asleep or away.
- Lower the water heater thermostat to 120°F.
- Reduce hot water use and take shorter showers.
- Combine errands into one trip.

PSE Energy Saving Tips: https://www.pse.com/en/rebates/energy-saving-tips

Easy Actions for Saving Water

The average U.S. household uses more than 300 gallons of water per day at home. Roughly 70% of this use occurs indoors and around 30% is used outdoors (EPA).

Indoor Use

- Fix leaks.
- Reduce your shower time.
- Thaw in the refrigerator overnight rather than using a running tap of hot water.
- Add food wastes to your compost pile instead of using the garbage disposal.
- Scrape dishes instead of rinsing before loading them in the dishwasher.

Outdoor Use

- Water early morning when evaporation rates are low (DOE Energy Saver Guide).
- Sweep driveways, sidewalks, and other walkways instead of hosing them off.
- For washing a car, consider using a commercial car wash that recycles water, or wash it with water from a bucket.

Sustainable Transportation

Timber Trails connects to a robust regional network of transit, bicycling, and walking routes.

Transit Options

Timber Trails is an approximately three minute walk to King County Metro route 208, which connects to destinations like North Bend, and Issaquah transit Center for regional connections and transfers.

- Snoqualmie Valley Transportation (SVT) – A transportation provider dedicated to the Snoqualmie Valley. Door-to-door and fixed routes are available. https://svtbus.org/
- Transit trips can be planned using King County Metro's trip planner or apps like Google Maps: https://tripplanner.kingcounty.gov/#/app/tripplanning
- Real-time bus arrival information is available via Trip Planner, Google Maps, OneBusAway, and TripGo.
- For a comprehensive and up-to-date transportation information visit, https://www.findaride.org/. This site features filters, such as Valley specific where you can find the travel options that work best for you.
- **Carpooling and Vanpooling**. RideshareOnline is the area network for connecting to regular carpools and vanpools (www.RideShareOnline.com). iCarpool offers on-demand carpooling. You can also connect with King County Vanpool Opportunities.

Handling Hazardous Materials

The improper or illegal disposal of hazardous waste can result in the release of chemicals into the environment, potentially contaminating our air, water, and even our food supply. Many common household products contain hazardous materials or chemicals and require special care for handling and disposal. If you're unsure of whether a product is hazardous, check for warning labels like **Danger**, **Warning**, **Poison**, and **Caution.**

For safe handling and storage:

- Keep these products out of reach of pets and children.
- Store products in bins or trays.
- Keep the labels on, so others can identify the product.

Safe Disposal

To keep toxic chemicals out of the environment:

- Never dump hazardous household products or materials down drains, sinks, or toilets.
- Never put them in the trash.
- Always recycle or dispose of products properly.

Where to dispose of common hazardous household materials:

- Electronics and Batteries
    - E-Cycle https://ecology.wa.gov/waste-toxics/reducing-recycling-waste/our-recycling-programs/electronics-e-cycle

    - Call2Recycle https://locations.call2recycle.org/wa/Redmond/
- Fluorescent and mercury-containing lights
    - Light Recycle https://www.lightrecycle.org/
- Pharmaceuticals, prescription and non-prescription drugs, and medications
    - Safe Medication Return program https://doh.wa.gov/you-and-your-family/healthy-home/safe-medication-return
- Household paint (interior and exterior)
    - PaintCare https://www.paintcare.org/drop-off-sites/
- Hazardous Household Products
    - King County Hazardous Waste Disposal https://kingcountyhazwastewa.gov/

Choosing safer products and implementing eco-friendly best practices are also ways you can lessen the impact of hazardous materials.

To find products that are effective but contain fewer toxic chemicals, look for the EPA's Safer Choice program label or the Design for the Environment (DfE) label. Products with these labels are certified to contain the safest ingredients and be as effective as similar, more toxic products.

Cleaning Products

- U.S. EPA: Identifying Greener Cleaning Products https://www.epa.gov/greenerproducts/identifying-greener-cleaning-products

Pest Control

Instead of using pesticides, use natural methods for pest control:

- Opt for a variety of pest-resistant plants.
- Clean up diseased plants.
- Compost dead plants in fall to reduce hiding places for insect pests.
- Pull weeds before they spread.

Learn more tips for environmentally sound pest control:

- Natural Pest, Weed & Disease Control Guide: https://www.seattle.gov/documents/Departments/SPU/EnvironmentConservation/IPM/NaturalPestWeedDiseaseControl.pdf

Fertilizers

Chemical fertilizers are not only harmful to the environment, but they can also harm people and pets. Fortunately, you can follow these tips for a healthier lawn without compromising the health of your family and the environment.

1. Mow higher and regularly and leave the clippings on the lawn (this is called "grasscycling").
2. If needed, fertilize moderately.
3. Only use "natural organic" or "slow-release" fertilizer.
4. Fertilize in the fall.

For more guidance, visit City of Seattle: Natural Lawn Care:
https://www.seattle.gov/utilities/protecting-our-environment/sustainability-tips/landscaping/for-residents/lawn-care

De-icers

Conventional de-icers, such as sodium chloride (rock salt), baking soda, potassium nitrate, and urea are cheap and effective ways of melting ice. However, when the snow and ice melt, they can quickly create problems as they run off into the street, sidewalks, storm drains, and eventually waterways. These pollutants can contaminate drinking water, kill or endanger animals, kill plants, increase soil erosion, and damage property.

Instead of using conventional de-icers, shovel or plow sidewalks, driveways, and other walkways soon after snowfall to prevent buildup. If you must use a de-icer, use non-toxic pet-safe de-icers made from:

- Calcium magnesium acetate
- Potassium chloride
- Calcium chloride

For small or thin areas of ice, consider using these alternatives to de-icers:

- Pickle brine solutions
- Sand
- Kitty litter
- Bird seed

Stafford County, VA: Using Salts and Deicers Responsibly:
https://staffordcountyva.gov/news_detail_T5_R661.php

Pennsylvania State University: Watershed-friendly Deicing:
https://extension.psu.edu/watershed-friendly-deicing

Natural Yard Care/Landscaping

Homeowners are encouraged to practice other natural means of lawn maintenance to protect the environment and residents' health, such as planting drought tolerant plants and composting.

To save energy and water, choose plants that require less water. Plants native to the area typically need less water than nonnative plants.

To learn more, visit:

- King County: Northwest Natural Yard and Garden:
  https://kingcounty.gov/services/environment/stewardship/nw-yard-and-garden.aspx
- U.S. Department of Energy (DOE)
  - DOE Energy Saver: Energy Efficient Landscaping:
    https://www.energy.gov/energysaver/energy-efficient-landscaping

- DOE Energy Saver: Consumer Guide to Home Landscaping Fact Sheet: https://www.energy.gov/energysaver/consumer-guide-home-landscaping-fact-sheet

Maintaining Infiltration Devices

Gutters and downspouts should be inspected and cleaned at least twice a year. All gutters and downspouts drain to an onsite vault, allowing particulates to settle and then discharge through a metered port. The storm system will not drain directly into any stream or wetland.

Landscaping and irrigation systems and devices will be maintained by the HOA.

Moss Control

Moss is a natural part of the Pacific Northwest. It thrives in lawns, on roofs, and in sidewalk and driveway crevices. There are various chemical treatments available on the market for control of moss and other growth. However, several have adverse environmental impacts. For this reason, homeowners (and builders) should avoid all zinc and copper products including zinc sulfate, monohydrate, copper sulfate (also called blue stone), galvanized ridge caps, copper flashing, and copper wires. In addition, homeowners should avoid the use of table salt to kill moss and algae. It is corrosive to metal and has little efficacy.

Instead, homeowners should remove moss from roofs and other areas using a stiff brush, broom, or power washer for hard-to-reach areas. As a last result, moss can be killed by spraying it with hot water (use a utility or other sink with hot water supply and connect a hose).

Local Service and Maintenance Providers

The following is a list of local service providers that offer regularly scheduled service and maintenance to assure proper performance of equipment and your home's structure:

- Cardinal Heating and A/C Inc
  Kirkland
  (425) 827-9997
  Cardinalheating.com
  Built Green Profile
  Specialties: HVAC Contractors
- Bob's Heating and Air Conditioning
  Woodinville
  (800) 840-3346
  bobsheating.com
  Specialties: HVAC Contractors, Handyman
- Mighty House Construction
  Seattle
  (206) 880-1550
  Mightyhouseconstruction.com
  Built Green Profile
  Specialties: Remodeler; Handyman; Custom; Kitchen and Bath Specialists

- Westhill Inc
  Woodinville
  (425) 483-0999
  Westhillinc.com
  Built Green Profile
  Specialties: Handyman; Kitchen and Bath Specialists; Commercial; Custom; Remodeler
- True Scapes LLC
  Seattle
  (206) 701-7714
  Truescapedesign.com
  Built Green Profile
  Specialties: Landscape Contractors
- Urban Oasis Design & Construction
  Seattle
  (206) 299-1566
  Urbanoasisllc.com
  Built Green Profile
  Specialties: Landscape Architects; landscape contractors

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Maintenance Checklist

Annually

- ☐ Have HVAC system pans, trays, and lines inspected professionally.
- ☐ Change batteries in smoke and carbon monoxide detectors.
- ☐ Check and repair mortar joints for masonry.
- ☐ Inspect exposed wood surfaces.
- ☐ Inspect interior and exterior doors, including locks and hinges.
- ☐ Exercise water shut-off valves.
- ☐ Clean out and rinse dishwasher air gap.

Quarterly

- ☐ Get heating system professionally inspected.
- ☐ Mend cracks or gaps in the driveway and other concrete paths.
- ☐ Inspect roof and siding for damage.
- ☐ Inspect exterior door hardware; fix squeaky handles and loose locks.
- ☐ Pest prevention: Remove any wasp nests hanging from eaves or overhangs or notify your HOA.
- ☐ Clean fridge/freezer coils, then empty and clean drip trays.
- ☐ Clean bathroom exhaust fan grill.
- ☐ Clean drains in all sinks, tubs, showers, and dishwashers.
- ☐ Clean kitchen exhaust fan filter.
- ☐ Check dishwasher for leaks.
- ☐ Clean dishwasher filer.
- ☐ Check for leaks around kitchen and bathroom cabinets and toilets.
- ☐ Inspect interior and exterior faucets and showerheads; replace if needed.
- ☐ Clean faucet aerators and showerheads.
- ☐ Check sink, shower, and bath caulking for deterioration or separation.
- ☐ Clean or replace HVAC filters.
- ☐ Repair or replace caulking and weather stripping around windows, doors, and mechanicals.
- ☐ Flush or drain the water heater.
- ☐ Inspect counter top and re-caulk vanity top.
- ☐ Apply cleaner or wood oil to handrails.
- ☐ Check decks/balconies for separations sealed with caulking.
- ☐ Check water heater for leaks.

Monthly

- ☐ Check the water softener and replenish salt as needed.
- ☐ Inspect tub and sink drains.
- ☐ Clear heat registers and heat vents.
- ☐ Make sure indoor and outdoor vents are not blocked.
- ☐ Clean garbage disposal.
- ☐ Ensure sprinkler spray pattern is directed away from concrete surfaces and contact HOA with concerns.
- ☐ Test CGFI plugs.
- ☐ Vacuum bottom of sliding glass door tracks.
- ☐ Test smoke and carbon monoxide detectors.