

➤ **MICHAEL AOKI-KRAMER, LEED™ AP**

Expertise & Role

Mr. Aoki-Kramer co-manages the Seattle office. He leads building enclosure projects for both new construction and rehabilitation. His unique blend of academic and working experience provides him with a versatile suite of skills, experience, and expertise.

Michael's particular building science focus includes the effect of interior environmental conditions on building envelope performance and the relationships between sustainable building, building durability and building codes. Michael was a member of the City of Seattle's "Green Building Team" that developed Seattle's groundbreaking "Sustainable Building Policy", the first municipal policy of its kind to adopt the US Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System™. Michael's experience and knowledge of Washington State and Seattle Building, Mechanical, and Energy Codes is an asset to any project.

Prior to joining RDH in 2004, Michael led the City of Seattle's efforts to develop strategy, policy and building code requirements in response to the prevalence of building envelope failures in the Pacific Northwest region.

Michael is a shareholder and principal of RDH and therefore participates in the overall direction and management of the firm.

Education

Juris Doctor, Seattle University School of Law, Seattle, WA.

B.A., Oxbridge Scholar, Molecular Biology, William Jewell College, Liberty, Missouri.

Memberships

Member, National Institute of Building Sciences, Building Envelope and Thermal Environment Council

Rental Housing Association of Puget Sound

Registrations

Washington State Bar Association, No. 24400

Philosophy and "Quick Quotes"

"There is no more sustainable a building than a durable one."

"Gravity is free – slope to drain."

"Flashings are your friends."

"Nature is lazy – find the paths of least resistance and you'll find your problems."

"It cost three times more to fix it later than to get it right the first time."

Building Science Specialist, Principal



Typical Projects

NEW CONSTRUCTION

Building envelope design review, detail development and field review services for a variety of projects. Noteworthy projects include:

- Cascadia Center for Sustainable Design and Construction, Seattle, WA. Building enclosure consultant for The Bullitt Foundation's 5-story heavy timber framed office building targeted to achieve a LEED Platinum Rating, and meet 2030 Challenge and Living Building Challenge goals.
- Bella Bottega Medical Office Building, Redmond, WA. Design and construction review for 4-story, 48,000 sq ft medical office building.
- Aljoja Thornton Place (Seattle, WA) and Aljoja Mercer Island, (Mercer Island, WA). Two senior living developments; one constructed of steel frame (5 stories, 131 units), and one of wood frame (5 stories, 150 units), both constructed over concrete below-grade parking structure and street level amenity spaces.
- Trammell Crow Residential Apartment Developments: Leva (Alexan Ballard), Circa (Alexan Green Lake), Alexan Redmond, and 128 on State (Alexan Kirkland); Seattle, WA, Redmond, WA, and Kirkland, WA. \$250 million worth of construction encompassing eight buildings and over 900 apartments.



Rendering of Cascadia Center for Sustainable Design and Construction, Seattle, WA

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REHABILITATION

Building envelope failure investigation, condition assessment, design of appropriate remediation strategies, field review and project management. Some examples include:

- Seattle Asian Art Museum, WA. Review of existing conditions of ca. 1936 structure to plan for major facility and building enclosure upgrades.
- The Gardens at Town Square, Bellevue, WA. Building envelope condition assessment for 100+ unit 4-story wood frame stucco clad assisted living facility.
- Schwabacher House, Seattle, WA. Full building enclosure condition assessment and rehabilitation design of 4-story, 44 unit, wood frame low-income senior housing building.
- Seattle Housing Authority (SHA) Senior Housing Portfolio, Seattle, WA. Building enclosure condition assessment and priority/needs ranking of SHA's 26 building senior housing portfolio. One rehabilitation is complete, two are underway, and two more planned to begin rehabilitation design in 2010.



Seattle Asian Art Museum, Seattle, WA



Schwabacher House, Seattle, WA

Publications

- Linda Brock, "Designing the Exterior Wall: An Architectural Guide to the Vertical Envelope", Michael Aoki-Kramer, contributing author and reviewer (John Wiley & Sons, Inc., Hoboken, NJ, 2005).
- Marcus Dell and Michael Aoki-Kramer, "Concrete buildings: Protecting Achilles' Heel" CPM – BC Sept. 2004.
- Michael Aoki-Kramer and Achilles N. Karagiozis, A New Look at Residential Interior Environmental Loads, Ninth Canadian National Conference on Building Science and Technology (February 27-28, 2003)

- Andre O. Desjarlais, Achilles N. Karagiozis, Michael Aoki-Kramer, Wall Moisture Problems In Seattle, Performance of Exterior Envelopes of Whole Buildings VIII proceedings, ASHRAE (2001).
- Michael Aoki-Kramer, Seattle's Sustainable Building Policy: Making the Emerald City Greener, "Sustainable Buildings III" symposium proceedings, Building Environment and Thermal Envelope Council, National Institute of Building Science (Santa Fe, NM, October 2001).
- ASTM Manual 18 Moisture Control in Buildings, Heinz Treschel, Editor, Michael Aoki-Kramer, contributing reviewer (Book News Inc., Portland, OR, 2001).

Presentations

- *Building Science and Building Enclosure Design for the Pacific Northwest*, Featured speaker at James Hardie sponsored seminar, March 24, 2010
- *Attributes of High Performance Energy Efficient Buildings*, Presented March 18, 2010 to Collins Woerman Architects
- Lead Presentation for Renton Technical College Center For Construction Excellence "Green, Greener, Greenest" Series, *Knowing What You Don't Know: the Critical Link between Building Science and Building Enclosure Design*, October 20, 2009
- *Sustainable Building and Building Enclosure Design for the Pacific Northwest: Building Today for Tomorrow*, Presented to the Associated Builders and Contractors of Western Washington, October 1, 2009
- *Building Science Inspection Requirements, and The Building Enclosure*, US Environmental Protection Administration Region 10's Indoor and Environmental Health Workshop, November 18, 2008, and Condo Opportunities and Pitfalls Seminar, June 29, 2007
- *It's in the Details: Envelope and Wall Design to Avoid Moisture Issues*, Panelist, AIA Seattle Continuing Education seminar, Seattle, WA October 30, 2003
- *Energy Considerations: Code Understanding and Recognition*, National Institute of Building Science Symposium "Mold, Moisture, Misery and Money", Washington, D.C., June 5-6, 2003,
- *A New Look at Residential Interior Environmental Loads*, Ninth Canadian National Conference on Building Science and Technology in Vancouver, B.C., Feb. 27-28, 2003
- *Hygrothermal Performance of Building Enclosures in Seattle*, Condominium Construction Reform Task Force, Seattle, WA, December 12, 2002
- *Moisture Integrity in Building Design*, panelist, AIA Seattle Continuing Ed., Sept. 24, 2002.
- *Building Green in a Colorful World*, Buildex Seattle conference, Sept. 13, 2002.
- *Moisture Damage Problems In Seattle*, Performance of Exterior Envelopes of Whole Buildings VIII conference, Clearwater, FL, December 5, 2001.