



Michael Aoki-Kramer | LEED AP®

Managing Principal, Senior Building Science Specialist

Michael Aoki-Kramer 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.

Expertise + Experience

Michael’s particular building science focus includes the effect of interior environmental conditions on building enclosure performance and the relationships between sustainable building, building durability, and building codes. He 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 (LEED) Green Building Rating System. Michael’s experience as well as his knowledge of the Washington 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 enclosure failures in the Pacific Northwest.

Michael is a shareholder of RDH and is Regional Manager of the Seattle office.

Education

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

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

Memberships

Member, Washington State Bar Association, No. 24400 (inactive)

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

LEED Accredited Professional

ULI Multifamily Council

Seattle Building Enclosure Council (SEABEC)

Typical Projects

NEW CONSTRUCTION

Michael provides building enclosure design review, detail development, and field review services for a variety of projects. Noteworthy projects include:

- Cascadia Center for Sustainable Design and Construction (The Bullitt Center), Seattle, WA – Building enclosure consultant for The Bullitt Foundation’s 5-story heavy timber-framed office building targeting LEED Platinum rating as well as the 2030 Challenge and Living Building Challenge
- 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 a concrete below-grade parking structure and street-level amenity spaces
- Trammell Crow Residential Apartment Developments: Leva (Ballard), Circa (Green Lake), Alexan Redmond, and 128 on State (Kirkland); Seattle, Redmond, and Kirkland, WA – \$250 million worth of construction encompassing 8 buildings and 900+ units

REHABILITATION

Michael conducts building enclosure investigations and condition assessments, designs appropriate remediation strategies, and participates in field review and project management. Examples include:

- Seattle Asian Art Museum, Seattle, WA – Review of existing conditions of ca. 1936 structure and design and construction review for major building enclosure upgrade and addition
- Seattle Housing Authority (SHA) Senior Housing Portfolio, Seattle, WA – Building enclosure condition assessment, priority/needs ranking, and enclosure rehabilitation of 26 buildings; currently completing 10th rehabilitation project
- Sand Point Building 9 – design consultation and construction review for renovation of historic masonry residential structure from barracks to low income housing.