

Thornton Tomasetti

Thornton Tomasetti Provides Sustainability Consulting for LEED Platinum Certified Elm Terrace Housing in Portland, Maine

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Sandy Agrafiotis photo

Thornton Tomasetti, the international engineering firm, announces that Elm Terrace, a 48,814 SF, 38-unit apartment complex at 68 High Street in Portland, Maine, has achieved LEED Platinum certification from the U.S. Green Building Council. Elm Terrace is the first affordable, multifamily, historic rehabilitation in Maine to receive the designation.

Fore Solutions, the green building consulting company acquired by Thornton Tomasetti in 2012, was hired by Community Housing of Maine as the sustainability consultant on the project. The renovation and addition to the existing structure – the former Portland Children's Hospital – was completed in 2013.

Community Housing of Maine is a 501©(3) nonprofit organization which develops, owns, and maintains high quality, affordable, service-enriched housing for people with low incomes and disabilities, providing stable homes to hundreds of disadvantaged people.

Key Points

- Thornton Tomasetti used energy modeling to analyze window glazing types, insulation systems, and a heat recovery ventilation system.
- Elm Terrace has a tight thermal envelope to improve breaks at the exterior wall, primarily in the existing building, and cellulose insulation for reduction of air infiltration. These factors make Elm Terrace 30 percent more energy efficient than most multifamily apartment buildings.
- During the renovation and construction, 79 percent of construction waste was recycled. Panelized, locally sourced wood wall framing in the addition to Elm Terrace, and the reuse and preservation of the existing historic building, helped minimize waste.
- Wright-Ryan Construction was the contractor on the project; CWS Architects served as the architect; and Sutherland Conservation and Consulting provided historic preservation guidance to the project team.

Relevant Links

» [Thornton Tomasetti](#)

» [Thornton Tomasetti Sustainability Practice](#)

» [Community Housing of Maine](#)

» [Elm Terrace](#)

About Thornton Tomasetti (www.ThorntonTomasetti.com)

Thornton Tomasetti provides engineering design, investigation and analysis services to clients worldwide on projects of every size and level of complexity. We address the full life cycle of structures through our six integrated practices in Building Structure, Building Skin, Building Performance, Construction Support Services, Property Loss Consulting and Building Sustainability. Founded in 1956, today Thornton Tomasetti is a 700-person organization of engineers, architects and other professionals collaborating from offices across the United States and in Asia-Pacific, Europe, Latin America and the Middle East.

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