

Rockland Sees the Future with the City's First Live Plant Roof

Rockland has joined an ever-growing list of Maine communities with commercial buildings that have employed a live plant roof. The restoration of a 110-year old historic building on Main Street has completed the first commercial "green" roof in Rockland and the Mid-Coast area. The building owner, Rick Rockwell, purchased 449 Main St from Barry Faber with the full intention of employing the latest in sustainable design, while preserving the northern-most building in Rockland's Historic Main Street District.

"From the beginning of the project's rehabilitation design, it has been challenging to implement energy-saving and environmentally beneficial ideas while fitting in to the Maine Historic Preservation Commission's guidelines and roof height requirements", states Andrea Palise, owner of Greenworks Development, "but thanks to the extensive sustainable design knowledge of the architect, Peter Gross Architects, we have been able to carry out the owner's vision."

Part of that vision culminated in the upper floors of the building's design. Peter Gross designed the 3rd floor to be two identical artist studio lofts that have sole access to the 10' x 22' deck overlooking Rockland's working waterfront. Surrounding the deck and enhancing the view, Peter also designed the green roof, which encompasses approximately 1600 square feet of sedums, alliums, and other succulents. The system that was selected is the Live Roof® Invisible Modular Green Roof System, created by Live Roof, LLC, and grown in New England at Pride's Corner Growers Farms in Lebanon, CT.

Live plant rooftops provide many environmental and financial benefits besides creating a physically and mentally restorative surrounding. Plants and soil greatly extend the life of roof membranes by blocking U.V. radiation, damaging winds and temperature fluctuations. In Maine's diverse climate, the vegetation will trap snow and provide more insulation in the winter, and help stabilize indoor temperatures in the summer. Environmental benefits include a tremendous reduction in storm runoff, which can overload and pollute municipal sewer systems, and live roofs help create habitat for butterflies, songbirds and insects.



Maine Coast Construction, the project's general contractor, has become a certified Live Roof® System Installer in response to the specific requirement of this project. MCC has added this certification to the many other sustainable and energy efficient building practices currently being offered as part of their professional services. If you would like to learn more about the Live Roof® System, please contact Mark DeMichele at Maine Coast Construction, 236-6000 or www.maineoastconstruction.com.