



Elise M. Love

P.E., RRC

SENIOR PROJECT ENGINEER
RATHS, RATHS & JOHNSON, INC.

CONTACT

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EDUCATION

MICHIGAN TECHNOLOGICAL UNIVERSITY

Master of Science in Civil Engineering

Bachelor of Science in Civil Engineering

EXPERTISE

- Building Enclosure Commissioning/Consulting/Testing
- Design Peer Review
- Water/Air Leakage Assessment
- Windows/Curtain Walls/Skylights
- Roofing and Waterproofing
- Historic and Modern Masonry
- Air and Moisture Barriers
- Litigation Consulting

PROFILE

Elise Love is a licensed Professional Engineer and Registered Roof Consultant with over 16 years of experience in building enclosure forensics/diagnostics, consulting, commissioning, and assessments, complemented by a background in structural engineering. As a Senior Project Engineer and building enclosure consultant at Raths, Raths & Johnson, she is responsible for project management and providing technical expertise for both existing and new construction. Elise specializes in design review of building enclosure systems and assemblies, building enclosure consulting and commissioning, construction administration, field performance testing for air and water control, air and water leakage investigations and testing, condensation investigations, condition and pre-purchase assessments, failure and damage investigations, building enclosure repair recommendations and design, and litigation consulting for complex and routine projects. Her expertise spans across modern and historic building enclosure materials and systems, with emphasis on windows and curtain wall systems, roofing and waterproofing, masonry, air and moisture barriers, metal panels, flashings, and sealants. She has also attained experience in structural/safety inspection of in-service bridges and is an NHI-certified bridge inspection team leader.

Elise earned both her Bachelor and Master of Science degrees in Civil Engineering from Michigan Technological University, where her studies were concentrated on structural engineering. Her graduate research focused on the early-age material properties of ultra-high-performance concrete.

Her project experience and academic foundation are complemented by active involvement in professional organizations, including leadership roles such as President and founding member of the International Institute of Building Enclosure Consultants (IIBEC) West Michigan Chapter and service on the IIBEC Chapter Development Committee. She is passionate about improving building enclosure performance and durability through professional development and knowledge sharing, and frequently presents at industry events on topics across the building enclosure spectrum.

LICENSURES & CERTIFICATIONS

- Professional Engineer in MI and OH
- Registered Roof Consultant (RRC)
- NHI Course 130055 - Safety Inspection of In-Service Bridges
- NHI Course 130053 - Bridge Inspection Refresher Training
- Completed Air Barrier Association of America (ABAA) Whole Building Airtightness Program - Blower Door Training

PROFESSIONAL ORGANIZATIONS

- International Institute of Building Enclosure Consultants (IIBEC)
 - Chapter Development Committee
- West Michigan Chapter of IIBEC
 - President (2025-2026)
- Great Lakes Chapter of IIBEC
 - Board of Directors and West Michigan Branch Liaison (2020-2024)
- Construction Specifications Institute (CSI)
 - CSI Grand Rapids Chapter
 - Board of Directors (2017-2020)
 - Programs Chair (2017-2020)
 - CSI Metro Detroit Chapter
 - Board of Directors (2016-2018)

AN ILLINOIS CORPORATION · ESTABLISHED 1966

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HONORS & AWARDS

- Great Lakes Chapter of IIBEC; Outstanding Achievement Award, 2024

PRESENTATIONS & PUBLICATIONS

- Beyond Code Updates: Leveraging the Building Enclosure Consultant Role on Your Projects," EV Construction Lunch and Learn, January 28, 2026.
- "Enclosure Insights: Code Updates, Testing, and Case Studies," AMI/Vos Lunch and Learn, January 23, 2026.
- "Enclosure Consulting: More Than Red Tape", Construction Specification Institute Grand Rapids Chapter, January 15, 2026
- "Historic Masonry Assessment and Restoration," Wightman Lunch and Learn, October 29, 2025.
- "Building Enclosures 101 - Part 2," West Michigan Construction Institute (WMCI) - Building Envelope Course, October 29, 2025.
- "DeCODEd: Interpreting, Complying with, and Planning for the Building Enclosure-Related Requirements of Michigan's New Energy Code," Progressive Companies Lunch and Learn, October 22, 2025.
- "DeCODEd: Interpreting, Complying with, and Planning for the Building Enclosure-Related Requirements of Michigan's New Energy Code," American Institute of Architects (AIA) Grand Rapids Chapter Lunch and Learn, October 3, 2025.
- "DeCODEd: Interpreting, Complying with, and Planning for Michigan's New Building and Energy Code Requirements," Michigan Society for Healthcare Engineering (MiSHE) Annual Conference, September 23, 2025.
- "Navigating the Technical Nuances of Building Enclosures," AMI/Vos Glass Lunch-and-Learn, April 17, 2025.
- "Building Enclosures 101," West Michigan Construction Institute (WMCI) – Building Envelope course, February 11, 2025.
- "Building Enclosures 101 – Part 3," West Michigan Construction Institute (WMCI) – Building Envelope course, October 29, 2024.
- "Building Enclosures 101 – Part 2," West Michigan Construction Institute (WMCI) – Building Envelope course, October 1, 2024.
- "Building Enclosures 101 – Part 1," West Michigan Construction Institute (WMCI) – Building Envelope course, September 3, 2024.
- "Historic Masonry Assessment and Restoration," HDJ Architects | Engineers | Planners – Summer Extravaganza, June 13, 2024.
- "Building Enclosure Commissioning (BECx) and Consulting," EV Construction – FM/PM Meeting, May 8, 2024.
- "Protecting Our Structures: Roofing 101 for Structural Engineers," Michigan Technological University - CareerFest, September 11, 2023.
- "Building Enclosure Commissioning (BECx) and Consulting: Challenges, Considerations, and Sensible Solutions," CSI Grand Rapids Chapter – November 2022 Meeting, November 17, 2022.
- "Building Enclosure Commissioning (BECx) and Consulting: Challenges, Considerations, and Sensible Solutions," AIA Grand Rapids Chapter – Lunch-and-Learn, May 20, 2022.
- "Failure Investigation: A Puzzle without a Box," American Society of Civil Engineers – 2021 Annual Convention, October 8, 2021.
- "Introduction to the International Institute of Building Enclosure Consultants (IIBEC)," IIBEC West Michigan Branch – Inaugural Meeting, October 14, 2020.
- "Investigation of Anchorage Failure in an Air-Supported Structure," Internal Webinar, July 23, 2019.
- "Building Enclosure Trends and Outlook: To Infinity and Beyond!" Chicago Area Chapter (CAC) of RCI, Inc. - Annual Meeting and Program, January 16, 2019.

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PRESENTATIONS & PUBLICATIONS(continued) ✓

- "What's Next? Evolution of the Building Enclosure and Future Trends," Building Innovation 2019: The National Institute of Building Sciences (NIBS) Seventh Annual Conference and Expo, January 8, 2019.
- "Water Resistance of Facades," RCI/IIBEC Interface: The Journal of RCI/IIBEC – Convention Presentation Report, May/June 2018.
- "Importance of Substructure Evaluation," 2018 Michigan Bridge Conference, March 20, 2018.
- "Comparison of Three Energy/Enclosure Retrofit Strategies," RCI Interface: The Journal of RCI – Convention Presentation Report, May 6, 2017.
- "Beyond BECx: Effective Building Enclosure Consulting – A Practical Approach for Ensuring Integrity and Performance," CSI Metropolitan Detroit Chapter and Building Enclosure Council of Greater Detroit – Joint Meeting, January 12, 2017.
- "Snow Drift Load Design: A History of Code Requirements and Lessons Learned from Investigating Snow-Related Roof Structure Failures," Structural Engineering Institute (SEI) of ASCE – Structures Congress 2017 (Poster Session).
- "Indoor Practice Facility – Anchorage Failure Investigation," Internal Lunch-and-Learn, January 19, 2017.
- "Galvanic Corrosion Primer (Internal Publication)," August 2016.
- "Relative Reliability: Basic Theory and Practical Application," Lawrence Technological University (LTU) – ASCE Student Chapter Meeting, February 22, 2012.
- "Introduction to Ultra-High Performance Concrete," Internal Webinar, November 30, 2011.
- "Relative Reliability: Basic Theory and Practical Application," Michigan Technological University (MTU) – Guest Lecture for Prestressed Concrete Design Class, September 28, 2011.
- "The Other Side of Structural Engineering..." Michigan Technological University (MTU) – Guest Lecture for Prestressed Concrete Design Class, October 6, 2010.
- "Early-Age Creep and Shrinkage Behavior of Ultra-High Performance Concrete for Precast/Prestressed Applications," Michigan Technological University (MTU) – Master's Degree Research Defense, April 27, 2009.
- "Early-Age Creep and Shrinkage Behavior of Ultra-High Performance Concrete for Precast/Prestressed Applications," PCI Annual Convention & Exhibition and National Bridge Conference, October 7, 2008.

