



## MOLD DISRUPTS MIAMI BEACH HIGH-RISE

Background	<p>A luxury high-rise apartment building in Miami Beach, Florida was undergoing major renovations to its air-conditioning systems. As a result of the renovations, mold growth appeared in many apartments.</p>
Our Approach	<p>Rafferty &amp; James was retained to design and implement a building-wide inspection and remediation protocol. We deployed a team of eight industrial hygienists and technicians to examine each of the 500 apartments and catalogue locations of dampness and mold growth. Our investigation revealed dampness and visible mold growth in the majority of apartments, on structural assemblies, furniture, clothing, and HVAC components. Concurrent with the inspection, we worked with the owner to implement a building drying program.</p> <p>Our initial assessment of humidity-driven mold growth was confirmed in our investigation. The results of the building-wide survey were used to direct and document the cleanup actions, which included base building materials, HVAC components and personal belongings.</p>
Benefits and Added Value	<p>Rafferty &amp; James mobilized a response team to quickly identify the scope of the problem and begin cleaning and drying the building within a week. We developed a modular mold remediation protocol that protected the occupants and restored, to the extent possible, their possessions. We worked closely with the owner, resident manager, legal counsel and remediation contractor in their efforts to achieve mission-critical objectives.</p>