



PIPE RUPTURE INTERRUPTS HISTORIC RENOVATION

Background

A condo conversion of an historic campus was nearly complete. The centerpiece of the project was a six-story mansion that was being converted to 12 residential condos. Late one night, in the attic above the sixth floor, a high-pressure hydronic line burst, dumping thousands of gallons of water into the apartments below.

Our Approach

Rafferty & James retained by the construction manager to locate and document water damaged building materials and furnishings. Our investigation included inspections using boroscopes, as well as direct intrusive and nonintrusive inspections. We used pin-type and radiofrequency moisture meters to measure the water impact on finished surfaces and substrates, such as framing and plaster lath.

We used this information to direct and document the needed cleanup, which included gross water removal, structural drying and in limited areas, mold remediation. Special procedures were developed to isolate, dry, and remediate areas and materials of high value and historic significance.

Benefits and Added Value

Rafferty & James conducted our investigation in a way that minimized the impact on the historic integrity of the building. We worked closely with the construction scheduler to get the project back on schedule as soon as possible. Our work provided the owner, the construction manager, and future tenants the assurance that mold and other hidden damage had been adequately addressed.