

## CASE STUDY



# High-Rise Mold and Water Damage Restoration

MARKET SECTOR SERVED:

**Multifamily Housing**

## ATI Restoration Services



Water Damage Remediation



Mold Remediation



Demolition



Reconstruction



Moisture Mapping & Reporting

## Overview

ATI Restoration was engaged to address widespread moisture intrusion in a 13,000-square-foot high-rise multifamily property in downtown Portland, Oregon. Failing shower grout and tile assemblies allowed chronic water infiltration, resulting in microbial growth across 49 residential units. Property management required a long-term solution that would eliminate moisture pathways, restore healthy living conditions, and be executed with minimal disruption to residents in an actively occupied building.



## Project Challenges

The project's execution was complicated by the fully occupied high-rise environment, creating substantial operational and logistical challenges. With 49 of 55 units inhabited, ATI had to carefully coordinate tenant access and temporary relocations while maintaining resident safety and comfort. Limited parking availability and restricted elevator access complicated material staging and debris removal. Strict production timelines required each unit to be fully remediated and reconstructed within one week. Additionally, dust control and microbial containment were critical to prevent cross-contamination in adjacent living spaces.

# ATI Solutions

ATI responded promptly by mobilizing specialized remediation and reconstruction crews. A dedicated ATI crew of three to five technicians worked daily to execute the project-specific plan developed by the Project Director, who outlined the scope and pricing. The Project Manager oversaw the schedule



and ensured smooth operations. The team navigated the high-rise's unique constraints, including limited parking, restricted elevator access, and fully occupied residential units, to complete the work efficiently and safely. The team coordinated staggered shifts and reserved elevator time to safely move materials and debris. Containment barriers and decontamination chambers were established, with HEPA-filtered air scrubbers maintaining negative air pressure within each unit. Crews removed affected drywall, insulation, and fire-damaged materials, including areas another contractor failed to clean properly. Structural cleaning involved HEPA vacuuming, sanding, and antimicrobial treatment. Dehumidifiers and air movers ensured complete drying.



## Results

ATI completed shower remediation and reconstruction across 49 units ahead of schedule and within budget. Each unit was restored within one week, minimizing resident disruption and maintaining safe living conditions. All environmental health and compliance standards were met, including clearance testing and documentation. The project concluded with zero safety incidents, supported by daily tailgate meetings and proactive onsite management. The client praised ATI's professionalism, workmanship, and consistent weekly communication throughout the project.



24-Hour Emergency Response  
(800) 400-9353 | [ATIrestoration.com](http://ATIrestoration.com)