



Clairemont Apartments

Seattle, Washington

The Problem

Faced with the grim reality of needing to replace a deteriorating and failing piping system in the Clairemont Apartments, The property management was anxious to find an alternative. Having already replaced the original piping in 1974, this 51-unit historic building was again experiencing low flow

and leaks due to corrosion. The leaks were causing property and drywall damage and repair work was very costly. The pipe failures required frequent water shut downs while repairs were made, which was inconveniencing the residents.

Having experienced the tremendous inconvenience of repiping before, Virtu was eager to avoid another intrusive and destructive ordeal. "With plenty of elderly, government subsidized residents in the Clairemont" explained Sheilla Faria, the Regional Manager for Virtu, "the prospect of relocating those people during a repipe project, was as much a concern as the impending failure of the piping system."



The Solution

On the verge of signing a contract for pipe replacement, management learned that in-place restoration, known as ePIPE, might provide a better alternative, particularly considering the circumstances. They decided to investigate the ePIPE solution further and get a proposal before making a final decision. "When we learned about the process of restoring piping systems in place...without the destruction and tenant displacement required during a repipe," said Faria, "we were optimistic. After receiving an attractive bid and checking the company's references, we were very encouraged and decided to give it a try."



At the request of management, restoration of the Clairemont was scheduled so that cold water flow would be preserved in the units while the hot was being restored, and vice versa. This strategy along with a few others allowed tenants to remain in their homes, and saved ownership the cost and responsibility of relocating them. The project was completed in eight weeks – half the time of a repipe - without a single night of tenant displacement.

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