



The Elms, Seattle WA

The Problem:

Brown Water - Low Flow – Pinhole Leaks

The Elms - a senior oriented apartment project built in the 1960's. The piping system was comprised of galvanized steel pipe that had rusted, resulting in low flow, brown water and pinhole leaks. The main line ran under the main floor slab and then serviced the suites from the ground floor up to the top floor.



Repricing was not an economical option. Repricing meant basically shutting down the building, extensive wall and floor repair and relocating the occupants, most of whom were seniors.

The Solution:

After completing conventional repairs to the piping system the main and branch lines of this 64 unit building was isolated and the piping system was restored.

The project timeline was two months. There was no loss of rental income, no tenant relocation and only minimal disruption of water service to the occupants.



By isolating sections of the main and branch lines of this 64 unit building the piping system was full restored in less than 2 months without the loss of any income, no tenant relocation and with very minimal disruption of water service to the occupants.

Pipes restored by ACE DuraFlo ranged in size from the 3" main line to city service down to 1/2" branch lines at the angle stops in each suite.

ACE DuraFlo – The Repiping Alternative

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