



Demolition Clears the Way for Recovery After Devastating Apartment Fire



TEXAS



RENTAL HOUSING



FIRE DAMAGE

What Happened

In Texas, a fast-moving fire destroyed a two-story multifamily apartment building, displacing residents and causing severe structural damage. The fire began in a field and quickly spread, fueled by wind gusts over 30 miles per hour. It engulfed several structures before reaching the apartment complex, where it burned through the entire second floor and most of the first. The rear portion of the building collapsed completely, leaving the structure unstable and unsafe.

Once emergency crews secured the site, the client was referred to CRC by their insurance adjuster to handle demolition and site clearing. With the building a total loss, the focus shifted to swift and safe removal, so the client could move forward with planning a rebuild.

Challenges and Objectives

The project presented a range of logistical and environmental challenges. One of the first was determining the condition of the building's concrete slab. The city initially requested full slab removal, but CRC saw an opportunity to save time and money by preserving it if it could be proven structurally sound. The team proposed a plan to demolish the structure down to the slab, then bring in a structural engineer to assess whether it could support future construction. This added a layer of coordination but created a potential cost-saving path for the client during the rebuild phase.

Weather added another level of complexity. Persistent rainfall at the start of the project delayed demolition work and created challenging site conditions. Wet ground slowed equipment access and reduced overall productivity. CRC had to adapt the schedule daily to keep work progressing safely and efficiently.

During the initial assessment, CRC also identified asbestos-containing materials within the structure. This triggered a state-mandated 10-day notification period before abatement could begin. While asbestos was only one part of the

DEMOLITION & ENVIRONMENTAL SERVICES

- Site assessment
- Structural engineering coordination
- Full building demolition
- Heavy equipment operation
- Asbestos testing
- Asbestos abatement
- Permitting
- Debris removal
- Landfill coordination
- Daily reporting
- Safety compliance
- Dust and containment control



demolition scope, it required special handling and disposal protocols to meet environmental and safety standards. CRC handled this component with care, following procedures that ensured compliance while minimizing disruption to the overall project timeline.

The client's objectives were clear: safely and efficiently remove the damaged building, comply with all local and state regulations, and keep costs as low as possible especially since insurance coverage was limited. Meeting those goals required careful coordination, clear communication, and expert execution.

How CRC Responded

CRC responded immediately with a comprehensive plan that addressed every phase of the project. The team conducted initial site assessments, arranged for asbestos testing, and worked closely with local officials to initiate the permitting process. Once asbestos was confirmed, CRC submitted the necessary documentation to state authorities and adhered to the required 10-day notification period.

Despite weather-related delays, CRC mobilized quickly and coordinated all logistics to minimize downtime. Heavy equipment was brought in to begin the full demolition, which included asbestos abatement and specialized disposal.

Proper PPE and containment procedures were followed rigorously throughout the process to meet environmental and safety standards.

Recognizing the importance of cost control, CRC provided the client with a competitive and transparent bid from the outset. Daily field reports kept the client informed on progress, while consistent communication ensured that every step of the project was aligned with their expectations. CRC also worked with a structural engineer to produce a formal recommendation regarding the slab, as required by the city for reconstruction planning.

Results

CRC completed the full demolition and asbestos abatement in just five days. This was well ahead of the original 10-day estimate and significantly faster than the timelines estimated by competitors.

The client was highly satisfied with the results. They appreciated the upfront pricing, daily updates, and consistent follow-through. Most importantly, CRC's work saved them both time and money. Even in a difficult situation, the team delivered exactly what was needed. The site was cleared safely, the work met every regulation, and the property was ready for its next chapter.

About CRC

Commercial Restoration Company (CRC) is a leading national provider of restoration and reconstruction services. CRC helps companies of every size and industry prepare for and recover from major property damage. From fires to floods to hail to hurricanes, we've seen and responded to it all. When you work with CRC, you know you're getting quality work that's done right. For more information, visit commercialrestoration.com.