



Town of Manchester

41 Center Street • P.O. Box 191
Manchester, Connecticut 06045-0191
www.manchesterct.gov

JAY MORAN, MAYOR
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SCOTT SHANLEY, GENERAL MANAGER

Subject: Concrete Foundations

July 2016

Dear Manchester Property Owner:

Recently, some property owners have become aware of defective concrete used in poured foundations in Eastern Connecticut. The full extent of the problem and the number of properties impacted is not yet known. Analysis in eastern Connecticut appears to show that the presence of a mineral, iron pyrrhotite, appears to be the main cause of the problem, though there are other possible causes. These defects result in the concrete expanding, and eventually crumbling. The concrete may not show visible signs of these defects for as long as fifteen to twenty-five years after it was poured. To date, some foundations poured between 1983 and 2003 have been shown to have defective concrete, and defective concrete has been reported in as many as twenty-four municipalities in eastern Connecticut, and possibly a few in Massachusetts.

Manchester is one of the towns in which defective foundations are known to exist, although the State of Connecticut does not yet know the full extent of the problem in Manchester; we have also received some engineering reports from Manchester homeowners confirming defective concrete conditions.

As you are also most likely aware, the Town of Manchester is performing a real estate revaluation for October 1, 2016. In addition, the State of Connecticut recently passed Public Act 16-45 (Substitute House Bill No. 5180) "AN ACT CONCERNING CONCRETE FOUNDATIONS." Section 2 of this legislation states: *Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 of the general statutes indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor.* This legislation is effective October 1, 2016, which coincides with Manchester's revaluation date. There are additional provisions in the legislation, and the full legislation can be found online at: <https://www.cga.ct.gov/2016/act/pa/pdf/2016PA-00045-R00HB-05180-PA.pdf>

If you believe your property suffers from a crumbling foundation, the Town of Manchester recommends that you consult with a licensed, professional engineer as required by the new legislation, and obtain the necessary report. We also recommend that you consult with the State of Connecticut, Department of Consumer Protection, which can be reached at www.ct.gov/dcp or 860-713-6100.

If you have any questions regarding this issue, please feel free to contact the Town of Manchester Office of Assessment & Collection by phone at 860-647-3016, 860-647-3011, by e-mail at [jrinaldi@manchesterct.gov](mailto:jrainaldi@manchesterct.gov), or by visiting our office at Town Hall, 41 Center Street, Monday – Friday from 8:30 AM – 5:00 PM. We can also make arrangements to meet with you by appointment if you are not available during our normal operating hours.

Sincerely,

John Rainaldi
Director of Assessment & Collection





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TOWN OF MANCHESTER, OFFICE OF ASSESSMENT & COLLECTION APPLICATION FOR ASSESSMENT ADJUSTMENT DUE TO DEFECTIVE CONCRETE FOUNDATION

The Town of Manchester Office of Assessment & Collection is not able to identify for certain which properties in Manchester have crumbling foundations. We need the help of the owners of those properties to identify them. Once we identify them, obtain a copy of the engineer's evaluation, and inspect the impacted properties, we will be able to evaluate the property beginning with the October 1, 2016 Grand List (tax list), which impacts tax bills due beginning in July 2017.

If you have reason to believe your foundation may be affected, the Town of Manchester Office of Assessment & Collection has developed a brief application for our residents. We recommend that you review, complete and return this application, along with a copy of the required engineer's evaluation report to the Town of Manchester Office of Assessment & Collection. We recommend that you return this information to the Town by October 21, 2016.

Location of Property in Manchester with Defective Concrete: _____

Property Owner: _____

Property Owner's Mailing Address: _____

Property Owner's Daytime Phone #: _____

Property Owner's E-mail Address: _____

Pursuant to Public Act 16-45 (Substitute House Bill No. 5180) "AN ACT CONCERNING CONCRETE FOUNDATIONS" Section 2 of this legislation states: *Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 of the general statutes indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor.*

You must submit the required evaluation report performed by a professional engineer licensed pursuant to Chapter 391 of the general statutes being submitted with this form. The Town's Engineering Evaluation Report form is included with this application.

I hereby declare under penalty of perjury that the information contained on this application is true according to the best of my knowledge, belief, and understanding.

Owner's signature: _____

Date: _____



Engineering Evaluation Report

In support of Request for Reassessment of Residential Building

[PA 16-45](#)

Per Connecticut Public Act [16-45](#), Section 2.(a) , which states in part, “Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 of the general statutes indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor.”

The amount to which a residential property’s assessment may be adjusted is dependent upon a licensed professional engineer providing information adequate to determine the degree of severity the defective concrete presents. The lower portion of this form is to be completed by the engineer for such purpose.

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Where not provided on opposite side of page:

Location of Property in Manchester with Defective Concrete: _____

Property Owner: _____

Property Owner’s Mailing Address: _____

Property Owner’s Daytime Phone #: _____

Property Owner’s E-mail Address: _____

% of Foundation	Severity	Building Sides (i.e. A,B,C,D)	Photo Number(s)	Petrographic analysis provided
	Documented to be “defective”- no sign of problems ¹			
	Minor degradation- no repair required ²			
	Minor to moderate degradation- repair suggested/recommended ²			
	Moderate to severe degradation- significant repairs required ²			
	Severe degradation- imminent threat of failure ²			

Footnotes:

1. Petrographic analysis required to support claim of defective concrete with no sign of problems.
2. Petrographic not required but may be submitted to illustrate progressive nature of defective concrete’s reaction.

Recommended frequency of periodic review in order to identify a progression of defect: ___ year(s) ___ month(s)

Preparing professional engineer’s signature & seal:

Engineer’s contact information:

Phone: _____

Email: _____

