

Press Release
Defective Concrete in Manchester

July 29, 2016- The Town of Manchester is one of approximately 24 municipalities in northeastern Connecticut where the presence of defective concrete has been detected, most often in residential building foundations.

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.

In addition, 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/2016PA-00045-R00HB-05180-PA.htm>

The Town of Manchester developed a letter, a short application for property owners who are impacted by defective concrete, and an evaluation form for professional engineers. Information and a copy of the letter and application are on the Town of Manchester's website at: <http://assessmentandcollection1.townofmanchester.org/>

The Town of Manchester is mailing copies of the letter and application to owners in developments in Manchester where the defective concrete problem is believed to exist, based on reports made to the Town. Copies of the letter and application will also be mailed to property owners who have previously reported concerns that their property might be impacted to the Town of Manchester.

For more information, please contact the Town of Manchester, Office of Assessment & Collection at 860-647-3011