



# Town of Manchester

41 Center Street • P.O. Box 191

Manchester, Connecticut 06045-0191

[www.manchesterct.gov](http://www.manchesterct.gov)

## Subject: Concrete Foundations

July 2019

Dear Manchester Property Owner:

Over the past several years, 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 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, cracking and eventually crumbling. The concrete may not show visible signs of these defects for decades after it was poured. To date, some foundations poured from 1982 and later have been shown to have defective concrete, and defective concrete has been reported in over forty municipalities in Connecticut, and some in Massachusetts.

Manchester is one of the towns in which defective foundations are known to exist, and we have received engineering reports from some Manchester homeowners confirming defective concrete conditions. We do not know the full extent of the issue in Manchester yet, and we may not know for years.

In 2016, the State of Connecticut 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.* 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 defective concrete, the Town of Manchester recommends that you consult with a licensed, professional engineer as required by Public Act 16-45, 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](http://www.ct.gov/dcp) or at 860-713-6100. In addition, the Capitol Region Council of Governments (CRCOG) has extensive information on defective concrete on their website at this link: <http://crocog.org/crumbling-foundations/>. You may also find information about foundation replacing funding from the State of Connecticut's captive insurer, known as Connecticut Foundation Solutions Indemnity Company, Inc. (CFSIC) at this link: <https://crumblingfoundations.org/>

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 [jrainaldi@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. Please return your completed application to: Town of Manchester, Office of Assessment & Collection, PO Box 191, Manchester, CT 06045-0191.

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 cannot identify for certain which properties in Manchester have crumbling foundations. We need the help of the owners of those properties to identify them.

**If your foundation is believed to be defective, you must obtain a report from a licensed, Professional Engineer and then provide a copy of that report to the Town of Manchester Office of Assessment & Collection. Town staff must then perform an inspection of your property.** The Town of Manchester Office of Assessment & Collection has developed this brief application on this page for our residents. **We recommend that you review, complete and return this application, and ask the engineer you hired to complete the attached, required Engineering Evaluation Report. Please return these documents, along with a copy of the report the Engineer wrote for you to the Town of Manchester Office of Assessment & Collection.** By statute, assessment reductions are allowed for a period of five years, the assessment reduction is not applied retroactively to past years. **The deadline for you to provide your completed application and report to the Town of Manchester is December 31<sup>st</sup> in order to have the assessment reduction applied to the next July's tax bill.**

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: \_\_\_\_\_

See next page

# 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.

=====  
**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 <sup>1</sup>			
	Minor degradation- no repair required <sup>2</sup>			
	Minor to moderate degradation- some repairs required <sup>2</sup>			
	Moderate to severe degradation- significant repairs required <sup>2</sup>			
	Severe degradation- imminent threat of failure <sup>2</sup>			

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: \_\_\_\_\_

