

## RESIDENTIAL DEFECTIVE CONCRETE FOUNDATIONS

Dear Ellington Property Owners,

As you may have seen in the newspaper or on television, defective concrete was used in some poured foundations in Eastern Connecticut beginning in the 1980's. It has been suggested that the presence of an iron sulfide mineral called pyrrhotite, is the primary source of the problem. Pyrrhotite oxidizes in the presence of water and causes deterioration and expansion of the concrete. It has been reported that this mineral was found in the stone aggregate from Becker's Quarry, and was supplied to the Joseph J. Mottes Concrete Company in Stafford. However, the presence of pyrrhotite does not guarantee a problem.

There are currently 25 municipalities in Connecticut and a few in Massachusetts that may have defective concrete foundation issues. The concrete may not show visible signs of these defects for as long as fifteen to twenty five years after it was poured. Typically, the first signs of the defect are spider web-like cracks, and the wetter areas of the basement will be affected first. The concrete expands and causes larger horizontal and vertical cracks, and may be seen on both the interior and exterior foundation walls. At this time, the only repair for the foundation is replacing it, which is very expensive. It is important to note, however, that not all concrete foundations poured between 1980 and the mid 2000's are affected, and some cracks may be due to normal settling over time.

If you believe your property suffers from defective concrete issues, the Town of Ellington recommends that you consult a professional, licensed engineer as required by the new legislation. We also suggest you contact the Department of Consumer Protection and file the appropriate paperwork. Your insurance company may be of some assistance to you. The State of Connecticut is working with FEMA, the insurance companies and the legislature to find some financial assistance for homeowners.

Public Act 16-45, An Act Concerning Concrete Foundations, became effective October 1, 2016. Section 2(a) provides that "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". Additional provisions in the legislation, and other important information concerning defective concrete can also be found at the Department of Consumer Protection website at [www.ct.gov/dcp](http://www.ct.gov/dcp). We also recommend you provide us with a written detailed estimate for repair/replacement of the foundation.

Once we have inspected the affected property, we will be able to provide an assessment reduction to the property owners beginning with the October 1, 2016 grand list, which impacts tax bills due beginning in July 2017. The ***Foundation Inspection and Assessment Adjustment Application*** must be filed with all supporting documentation in the Assessor's Office no later than December 1, 2016.

If you have any questions regarding this issue, please feel free to contact our office at 860-870-3109 or by email at [kbechard@ellington-ct.gov](mailto:kbechard@ellington-ct.gov), or visit in person during regular business hours.

Sincerely,

Kimberly Bechard, Assessor