

## **Subject: Concrete Foundations**

Recently, some property owners in our part of the state have become aware of defective concrete used in poured foundations in north central & northeastern Connecticut. The full extent of the problem and the number of properties impacted is not yet known, but there have been some changes in state law that residents concerned about this issue may want to learn more about.

Analysis in northeastern 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 roughly twenty municipalities in Connecticut, and possibly a few in Massachusetts.

The Town of East Windsor wants to make residents aware of recent changes in State law regarding foundation made with defective concrete.

The State of Connecticut recently passed 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. There are additional provisions in the legislation, and the full legislation can be found online at: <https://www.cga.ct.gov/2016/ACT>.

If you have any questions regarding this issue, please feel free to contact the Town of East Windsor Assessor's Office by phone at 860-623-8878, by e-mail at [cmadore@eastwindsorct.com](mailto:cmadore@eastwindsorct.com) or by visiting our office at Town Hall, 11 Rye Street, Broad Brook, Monday – Wednesday from 8:30 a.m. to 4:30 p.m., Thursday from 8:30 a.m. to 7:00 p.m., or Friday from 8:30 a.m. to 1:00 p.m.