4 STEPS FOR MUNICIPALITIES FACING CRUMBLING FOUNDATIONS

Residents of more than 30 municipalities in Central and Eastern Connecticut are facing crumbling foundations.

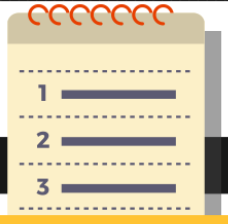
#1

What is it?

Crumbling foundations is caused by a mineral called pyrrhotite that is found in a quarry in Willington, CT (temporarily shut down for residential use as of May 2016).

When exposed to water and air, the concrete starts to crack and eventually, it will crumble. This happens through no fault of the homeowner.

#2



What is required?

As of October 1, 2016
1) The building official must collect the name of the concrete provider;

2) Allow residential buildings to be re-assessed based on structural engineering reports with the reassessment to take place 90 days from the receipt of the report or the following assessment year. This reassessment is valid for 5 years. The homeowner must notify the municipality within 30 days of any repair or replacement.

#3

Where can a town find help?

CRCOG's Ad-Hoc Working Group on Crumbling Foundations has developed a number of resources for towns. We have guidelines on how to do the tax reassessments as well as building fee waivers. They can be found at:
http://crcog.org/crumbling-foundations/

Any CRCOG vetted qualified contractors will also be listed on the page.

#4

Next?

Encourage the citizens to register with DCP. The more who register, the more we understand the scope of the problem.

Support CRCOG's legislative agenda regarding Crumbling Foundations. This is a complex issues with many facets. CRCOG's Crumbling Foundations Legislative Agenda include waiver of state building fees, potential sources for relief, support for disclosures among many others.

Sources: CRCOG Ad-Hoc Working Group on Crumbling Foundations, Connecticut Department of Consumer Protection