

## **Report by Building Officials to the CRCOG Ad-Hoc Working Committee on Crumbling Foundations**

### **Recommended Guidelines for Fee Waivers in Towns Affected by Crumbling Foundations**

1. Waive all permitting fees related to crumbling foundations (excluding required state fees)
2. Allow the building official to determine which fees of the project relate to crumbling foundations including related electrical, plumbing or other permitting fees
3. Recommend building official exclude fees related to enhancements that are not a direct replacement (for example, adding a bathroom that was not there previously)
4. If desired, the building official may conduct a pre-inspection to clarify what is or not included in any fee waivers
5. Recommend notifying the homeowner that the fee waiver has occurred (either by letter or within the copy of the documentation that is sent to the homeowner and contractor).
6. The simplest approach is to waive the fees on a going forward basis after the date of passage of the fee waiver. There could be a number of different circumstances that would make it desirable for a town to retroactively approve fee waivers, however, each town may have had a variety in the level of activity in replacing defective concrete and a variety of complications may arise that relate to attempting retroactivity. Recommend any retroactive granting of fee waivers be decided at the individual town level.
7. Building officials generally felt that the waiver should go to the applicant, with notice to the homeowner. One town prefers reimbursing homeowner directly for the fee after the completion of the work.

### **Other items**

1. Current legislation regarding concrete for residential building requiring recording of concrete companies has little teeth.
  - a. Collecting batch tickets may be a more effective way of (at a minimum) capturing the required information.
  - b. Requiring testing of the concrete (similar to commercial buildings) could potentially be a way of strengthening the requirement but will increase costs and will only be effective if the source of the problem is completely understood
2. There is a concern that homeowners may finish of basements as a means of potentially disguising issues within a home.
3. Building officials were clear that they do not give recommendations on what should be done to repair the homes. For example, if the contractor has recommended (and the homeowner agrees), that only the foundation should be replaced and not the footings, it is building official's responsibility to ensure that the defined work has been completed according to code.