

WHAT HAPPENS IF MY SIDEWALK IS CONSIDERED DEFECTIVE?



In the event that a deficiency was found on your sidewalk the following steps will occur:

1. A notice is left on your door notifying you of the deficiency.
2. The section of sidewalk will be placed on a Notice to Repair or Rebuild Sidewalk.
3. The Notice will be presented to the City Council for approval. The Notice will include the name of the abutting property owner, the deadline to complete the work, and the estimated cost that could be incurred by the City. The Notice will then be mailed to the property owners.
4. As a general rule the abutting property owners shall be given 9 months to complete, or commence the work. The City Council shall determine the appropriate timeframe.
5. Prior to the property owner reconstructing or repairing the sidewalk, a Sidewalk Repair Permit must be filed with the City.
6. The cost for repairing or rebuilding any sidewalks by the City will be assessed to the abutting property owner. The City will notify the public immediately after the contract is awarded and of the start of the project and deadline.
7. Defective sidewalks will be re-inspected and if fixed, removed from the Notice to Repair, if not, then the City will complete the work and assess the property owner.

STATE LAW AND CITY CODE

State Law

State statute 9-46 states that the abutting property owner has the duty to reconstruct, or cause to be reconstructed, all defective public sidewalks in the street right-of-way abutting their property.

City Code

90.20 - City has right to remove nuisance and assess property owner.

96.50 thru 96.54 - All construction of sidewalks will be done to City standards and will require approval of City Engineer. Widths of the sidewalks will be 5' (exceptions may be granted if existing sidewalk is narrower). The thickness of the sidewalks will range from 4" to 5" on driveway approaches.

Engineering Department



SIDEWALK INSPECTION PROGRAM



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Sidewalk Inspection and Repair

The Engineering Department will systematically inspect all public sidewalks within the City and, upon determining that a sidewalk defect exists, will initiate appropriate action to have the sidewalk reconstructed.

Without regular maintenance sidewalks develop cracks, the surface might start to fall apart, or through the years the sidewalk might start to develop an excessive slope.

Our goal is to improve the condition of the sidewalks so the chances of injuries are reduced.

DEFECT DESCRIPTIONS AND REPAIR OPTIONS.

<p>PROBLEM 1: The sidewalk has cracked, at a joint, with a vertical edge of 1" or more.</p>	<p>REPAIRS-PROBLEM 1:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel. b. Grind up to 1" off the vertical edge (area to be ground shall be at least 1' wide, so that the finish slope is a least 1" per foot). This will only be allowed once per sidewalk panel. c. Mud jacking panel or raising/lowering panel.
<p>PROBLEM 2: The sidewalk has cracked into four or more pieces.</p>	<p>REPAIRS-PROBLEM 2:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel.
<p>PROBLEM 3: The sidewalk has cracked into three or less pieces, and the cracks have horizontal separation of 1-inches or more.</p>	<p>REPAIRS-PROBLEM 3:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel b. Fill crack with epoxy crack filler for cracks with a width smaller than 1".
<p>PROBLEM 4: The sidewalk is missing pieces, or sections (full depth).</p>	<p>REPAIRS-PROBLEM 4:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel.
<p>PROBLEM 5: The sidewalk has a hole 1/2" deep and 2" in diameter.</p>	<p>REPAIRS-PROBLEM 5:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel. b. Fill holes with epoxy crack filler for holes smaller than 6" in diameter and less than 2"
<p>PROBLEM 6: The sidewalk surface is spalling over 50% of a single panel to the point that loose material accumulates on the surface.</p>	<p>REPAIRS-PROBLEM 6:</p> <ul style="list-style-type: none"> a. Remove and reconstruct panel.

DEFECT EXAMPLES

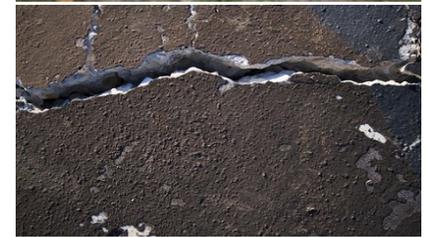
PROBLEM 1



PROBLEM 2



PROBLEM 3



PROBLEM 4



PROBLEM 5



PROBLEM 6

