Concrete Sidewalk and Gutter Maintenance

Purpose of Maintenance

- Walkability
- ADA compliance
- Reduce liability of trip hazards
- Provide good drainage

Americans with Disabilities Act (ADA)

Public Right of Way Accessibility

- Minimum 4’ path
- No displacement > ¼” allowed
- Ramp and detectable warning required at crossings
- Provide curb ramps whenever streets, roadways, or highways are *altered*.

ADA Ramps

Trip Hazards - Trees

Save The Trees

Trip Hazards - Saw Cutting

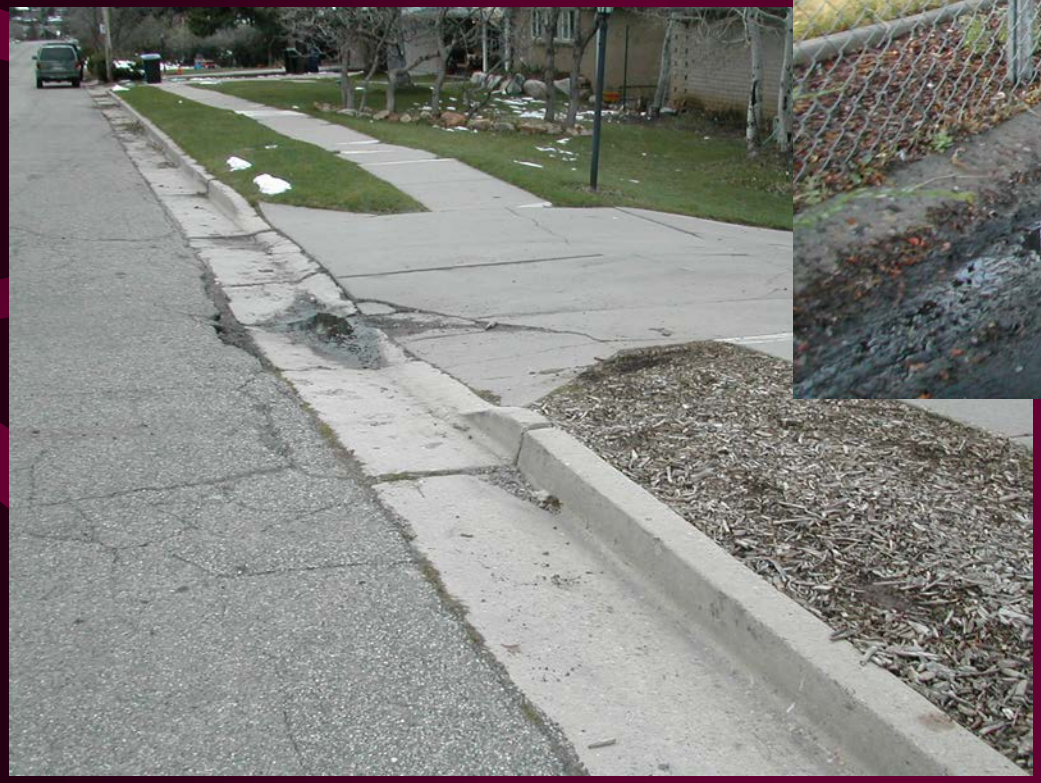
Before

After saw cutting

Trip Hazards - Lifting

Trip Hazards - Spalling

Gutters



Salt Lake County Ordinance
Chapter 14.32
Sidewalk Use and Maintenance

14.32.010 Property owner is responsible to repair curbs, curb ramps, gutters and sidewalks abutting their property.

14.32.020 The county may inspect the condition of the curbs, gutters and sidewalks to determine needed repairs.

Salt Lake County Ordinance
Chapter 14.32
Sidewalk Use and Maintenance

14.32.030 County can notify owner of needed repairs with a deadline

14.32.050 County may make repairs if the owner does not. The cost of such repairs shall constitute a lien against the real property.

What are we doing now

- Repairs are the property owner's responsibility
- Immediate response to ADA request
- Saw cut or lift trip hazards (if budgeted)
- Prior to overlay, Operations installs ADA ramps and repairs worst sidewalk and gutter
- Repair requests
  - Owner makes repairs and Operations hauls off old concrete and patches road
  - Miscellaneous repairs as directed by administration

Resident Concrete Maintenance Program

- Must meet damaged concrete criteria
  - Displacement larger than ¼”
  - Spalling more than 50%
- No cost permit and inspection required
- MSD reimburses a portion of the repair cost
- Not available to rental properties, businesses, or non-profits
- Removal of tree in parkstip paid by MSD
  Removal of tree behind sidewalk paid by property owner
- MSD pays for asphalt tie-in on gutter repairs

Resident Concrete Maintenance Program

- How will the MSD reimburse?

Sidewalk	$7.50 per square foot
Gutter	$35.00 per linear foot
Drive approach	$10.00 per square foot
Driveway (up to 10 feet)	$7.50 per square foot
Max reimbursement	$3,000 per frontage per year

Up to amount budgeted for the year

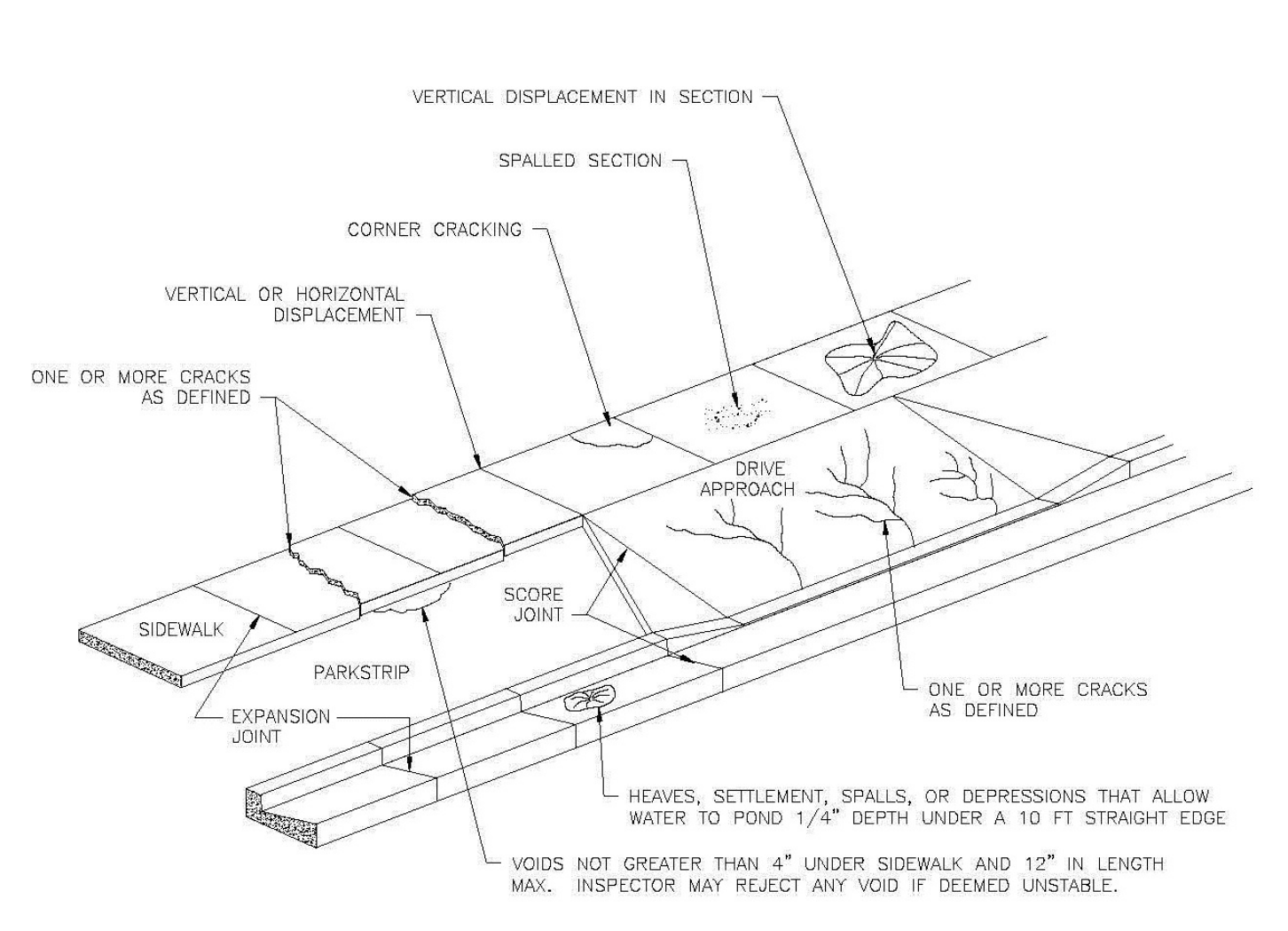
Questions?

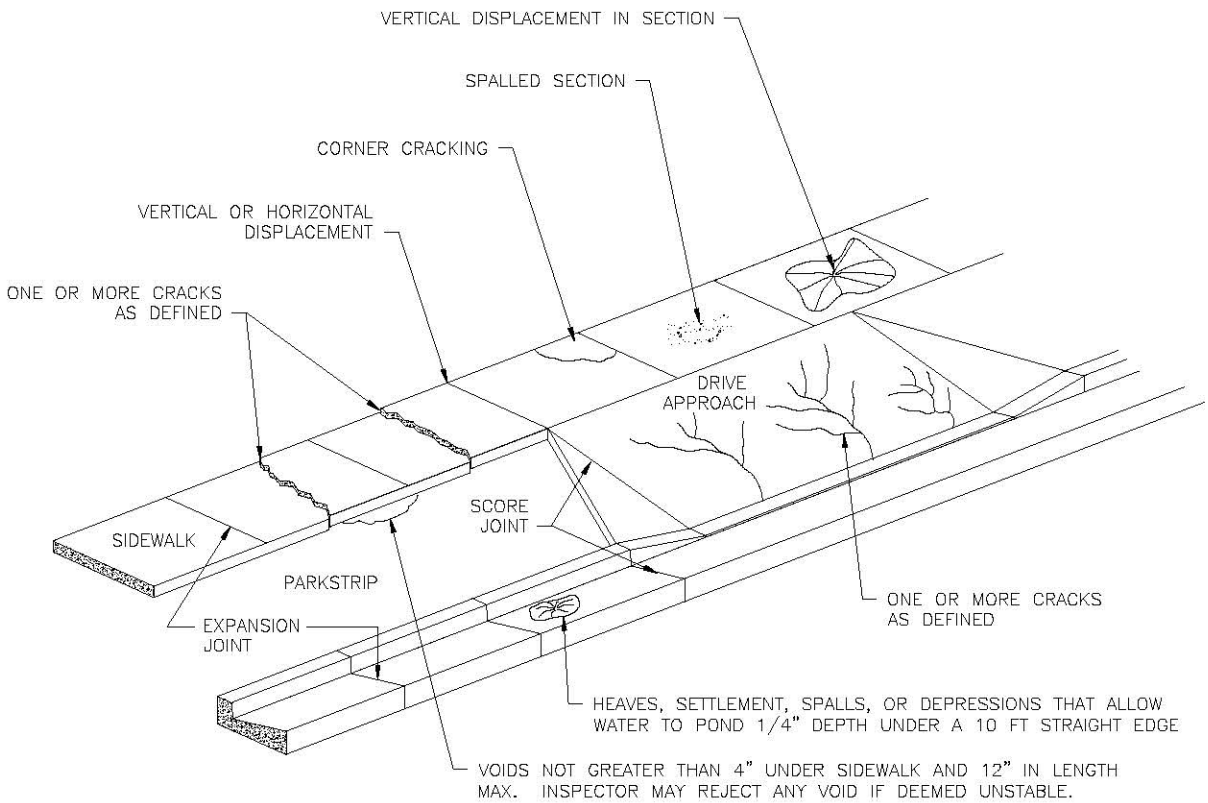
SALT LAKE COUNTY
PUBLIC WORKS

Issues

- Scope of the sidewalk maintenance issue
  - Old part of Kearns
  - South of Magna Main Street
- 1 repair = 5 more requests
- Overlay may be 5-20 years out
- Affordable for residents?
- Still have liability
- Special service district or bond

Damaged Concrete Criteria





SALT LAKE COUNTY	DEFECTIVE CONCRETE APPROVED 1/1/11	STANDARD PLAN 155 SHEET 2 OF 2

NOTES:

1. Concrete is considered defective if any component has one or more of the conditions shown on sheet 2. County may require section replacement for any latent defects not described.

2. Defective concrete resulting from an individual crack is defined as having at least one of the following:
   - horizontal separation wide enough to insert a dime
   - vertical displacement resulting from crack
   - spalling, spidering, or chipping of crack

3. Defective concrete resulting from multiple cracks is defined as having at least one of the following:
   - one section with multiple cracks where both ends of crack link with slab edge, joint, or another crack.
   - adjacent sections with one or more cracks where both ends of crack link with slab edge, joint, or another crack.

4. Defective concrete resulting from vertical displacement is defined as one of the following:
   - at time of preformance bond release: any vertical displacement at construction joint or expansion joint.
   - concrete not under warranty: vertical displacement at construction joint or expansion joint greater than $\frac{1}{4}$".

5. Defective concrete resulting from spalls is defined as one of the following:
   - at time of preformance bond release: any spalling.
   - concrete not under warranty: spalling covering more than 20% of a section.

Letter, email or phone response to residential request for sidewalk or gutter repairs

Thank you for bringing your concern to our attention. The Greater Salt Lake Municipal Service District (MSD) is committed to enhance the walkability and safety in our neighborhoods.

Per local ordinance, sidewalk and gutter repairs are the responsibility of the homeowner. The MSD prioritizes new and replacement sidewalk projects each year from limited available funds. Typically, when roadway work is planned, curb and gutter and some sidewalk repairs are included in the project.

Residents who wish to replace their sidewalk on their own may apply to participate in the MSD Resident Concrete Maintenance Program which provides partial reimbursement of the cost of the work. For further information on the program, please go to xxxx.slco.org.

A no cost permit is required for all sidewalk or gutter replacement. A permit can be obtained by contacting Ron Coshow at 801-833-9819. Old concrete removed from only the sidewalk or gutter excavation will be hauled away at no cost to the resident.

Greater Salt Lake Municipal Services District
Concrete Maintenance Program

By local ordinance, maintenance and repair of curbs, curb ramps, gutters and sidewalks are typically the responsibility of the abutting property owner.

While the Greater Salt Lake Municipal Service District (MSD) may fund some concrete maintenance, the responsibility for concrete maintenance still lies with the property owner. This document explains how the MSD manages concrete curb, curb ramp, gutter and sidewalk repairs and how property owners may request assistance with concrete repairs under the MSD's Resident Concrete Maintenance Program.

Lifted or sunken concrete. It may be possible to saw cut a sidewalk trip hazard that is less than two inches (2") high or to lift sidewalks and gutters that have sunk. Saw cutting and lifting are typically done throughout a neighborhood instead of at individual, isolated locations.
Trip hazards and sunken concrete that cannot be saw cut or lifted must be removed and replaced. These are services paid for by the MSD. The budget for repairing lifted and sunken concrete is determined annually by the MSD.

Sidewalk and gutter repairs prior to asphalt overlay. Prior to an asphalt overlay project, severe sidewalk and gutter damage may be repaired, depending on available time and budget. Not all damaged sidewalk or gutter will be repaired. Only the worst sidewalk and gutters are repaired at the discretion of PW Operations with the approval of the MSD board.
This is a service paid for by the MSD. The budget for repairing concrete sidewalks and gutters prior to an asphalt overlay is determined annually by the MSD.

ADA ramps. As required by the Americans with Disabilities Act (ADA), ADA ramps are installed on corners and pedestrian crossings prior to an asphalt overlay.
Ramps may also be installed when a legitimate ADA request is received. An ADA information form must be submitted to the Operations Division to document the ADA request.
This is a service paid for by the MSD. The budget for ADA ramps maintenance and construction is determined annually by the MSD.

Special Projects. Occasionally the MSD may fund or receive grants for special projects for concrete maintenance. This funding may come from safe sidewalk funds, Community Development Block Grants or other sources. The use of these funds is at the discretion of the MSD.

PROPOSED

Salt Lake County Public Works Operations
385-468-6101
pwops-online@slco.org

Resident repairs Resident property owners who desire to make concrete repairs before they are included in a saw cutting, lifting, overlay or special project, may choose to make the repairs themselves or by hiring a contractor. Prior to performing the works, the property owner must take out a permit from Salt Lake County Engineering. Permit fees will be waived.
Salt Lake County permits contact info:

Resident Concrete Maintenance Program. The MSD may partially reimburse a property owner for concrete repairs to sidewalk and curb and gutter if certain conditions are met. The funding for the Resident Concrete Maintenance Program is determined annually by the MSD.

> **NOTE:** The Resident Concrete Maintenance Program is only available to owner occupied residential property. Commercial and rental properties, churches and schools are required to comply with the current ordinance and are not eligible for this program.

The reimbursement rates are listed below (updated 2018).

Sidewalk	$7.50 per square foot of concrete sidewalk
Gutter	$35.00 per linear foot of concrete gutter
Drive approach	$10.00 per square foot of concrete approach
Driveway	$7.50 per square foot of concrete driveway (up to 10 feet from the back of the sidewalk)
Max reimbursement	$3,000 per property per year per frontage

Up to the amount budgeted for the year

To qualify, concrete must meet the damaged concrete criteria. Cosmetic repairs will not be reimbursed.

Procedure
Requests for participation in this program are made to the Salt Lake County Public Works Operations Division at 385-468-6101 or email pwops-online@slco.org. An application will be sent to the resident. Requests are accepted on a first come first served basis.

If the application meets the requirements and there is funding available, the resident will be notified that they may proceed.

- Prior to performing the work, the property owner must take out a permit from Salt Lake County Engineering. Permit fees will be waived.

PROPOSED

- Resident can do the work themselves or hire a contractor. Work must be done to County standards.
- When the work is complete, a County inspector will document the work performed and determine if the construction and workmanship meets current standards.
- The inspector will measure the quantities repaired and complete the concrete repair form to be sent to the MSD for payment.
- If gutter was replaced, County crews will complete the asphalt tie-in between the new gutter and the existing roadway.
- The cost of removing trees causing damage to gutter or sidewalks may be covered by the MSD for trees in the park strip (between the road and the sidewalk). Trees on the house side of the sidewalk are the property owner's responsibility. Options will be considered prior to removing a tree.

PROPOSED