



# CITY OF ROCHESTER HILLS

## SIDEWALK PROGRAM



How will I know if the work is completed correctly?

City inspectors will check and correct all work performed by the contractor before any payment is made. The City suggests that you do the same and inspect all work that you contract out personally. Ultimately, you as the property owner are responsible for deficiencies in repair work that you have either done on your own or hired out to a contractor.

If you do hire your own contractor, you may want to request the items below for a quality job:

- The use of 6-sack concrete.
- A broom finish.
- Restore grass areas that die out because of the sidewalk repair.
- Apply curing compound after the cement is finished.
- Contraction joints every 5-ft of newly poured continuous sidewalk.
- Expansion strips be placed every 50-ft of newly poured continuous sidewalk.
- Expansion strips are placed at the back of the curb and front edge of the sidewalks adjacent to each driveway approach and service walk.
- Sidewalk must be 4-in thick and not less than 6-in thick at driveway crossings.
- Driveway approaches must be 6-in thick.

The City standards and specifications for construction of sidewalks are available at the Department of Public Service.

**For further information you can contact the Department of Public Service.**

**By phone at (248) 656-4685 or**

**By email at [dps@rochesterhills.org](mailto:dps@rochesterhills.org)**

**Mon – Fri (8:00 am to 5:00 pm)**

**Will the City's Contractor replace any dirt or grass if needed?**

**Yes.** Part of the sidewalk repair contract includes the restoration of lawn areas that are disturbed by the removal and replacement of sidewalk slabs.

**Is the City's contractor insured?**

**Yes.** The City's contract requires the contractor to be INSURED AND BONDED.

**Are precautions taken to protect me against vandalism and damage to new sidewalk?**

After the concrete is poured, the contractor will be present for a few hours after it sets to reduce the potential for vandalism. The property owner is asked to keep an eye on the sidewalk for a day or two afterward, and to inform the City if any damage or vandalism has taken place.

In the past, the most common problem with sidewalks has been spalling. This is damage, which occurs on the surface of the newly poured sidewalk during the winter months due to the use of salt. The City's contractor will spray a curing compound on the sidewalk to help prevent this problem from occurring. It is, however, a good idea not to use salt on your newly poured sidewalk during the first winter. A number of non-salts, de-icing products are available at local retail outlets.

The following information will be helpful in understanding how the Sidewalk Replacement Program works.

**Does the City of Rochester Hills need a Sidewalk Replacement Program?**

Over the years, various construction projects have helped to provide The City of Rochester Hills with a comprehensive network of sidewalks for the use of pedestrian traffic. However, pavement deteriorates in time and must be replaced. Some of the sidewalks have fallen into disrepair creating several problems for our residents.

Our utmost concern is to alleviate the potential for pedestrian injuries due to tripping on uneven or broken sidewalks. The City must always be concerned with the safety of its residents. This program provides a safer sidewalk for pedestrians.

A maintenance program for sidewalks significantly reduces the possibility of any legal action being taken against our residents.

Most civil actions today name both the property owner and the municipality. If we can reduce the possibility of legal action from occurring it will help keep the insurance cost down.

## **FREQUENTLY ASKED QUESTIONS:**

### **Who is responsible for sidewalk repair cost?**

The City will be responsible for the cost only when the following conditions exist:

- Damage caused by the City utilities, but not trench settlement.
- Street intersection crosswalks and ramps.

If the damage is the result of a private utility, that particular company will be responsible for the sidewalk.

Electricity, gas, cable T.V. and telephone service leads are private utilities, not City utilities.

*The cost for sidewalk repair beyond these conditions is borne by the property owner.*

### **How does the program work?**

The City of Rochester Hills has an ongoing maintenance program. Every year, the Department of Public Service will conduct a survey to select sidewalks that are in need of replacement. The field personnel will mark these sidewalk slabs to illustrate which particular area must be addressed. A notice to property owners is sent by mail to all properties, which have sidewalk slabs in need of repair or replacement. As the notice indicates, there is a specific deadline date (*45 days from issuance of notice*) by which the property owner has to repair or replace the sidewalk as marked. If the repairs have not been made by the deadline date, the City will cause the work to be done by either a contractor hired by the City or by the City's own crews. Following completion of the work, the City will bill the property owner.

### **Can I hire the City's contractor for additional private work?**

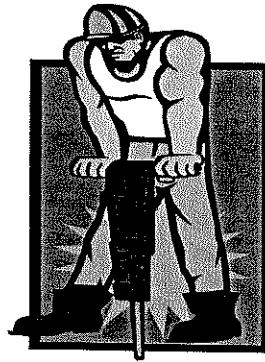
**No.** The contractor is prohibited by the City from doing any private work. Doing private work may delay completion of the sidewalk program, as well as, complicate contractor payments and City inspection. Once the sidewalk work is completed, inspected and accounted for by the City, the property owner may then seek to have private work done by the same contractor.

### **Do I have to use the City's contractor?**

**No.** You can make the necessary sidewalk repairs yourself or you may hire any licensed contractor to make the repairs for you.

### **If I make the repairs, or hire a contractor, is a City permit necessary?**

**Yes.** Any sidewalk construction within the right-of-way requires a permit from the Department of Public Service prior to work commencing.



### **Are there other repair options available?**

**Yes.** In certain circumstances concrete leveling may be permitted. You may level any concrete slab that is not cracked, shattered, or severely spalled (deteriorated surface) if leveling will restore the pavement to a condition that is consistent with the City's guidelines, standards and specifications.

### **What is concrete leveling?**

It is a procedure that remedies a number of subsurface problems by injecting a special compound mixture through small, precisely placed holes drilled in the concrete. This procedure fills voids under the concrete and raises the slabs to the original grade while stabilizing and increasing the load bearing ability of the concrete.

### **Why concrete leveling?**

Concrete leveling offers these benefits:

- Repairs are quick with little inconvenience.
- Repaired surface may be utilized immediately.
- Repairs maintain original color (shade) of concrete.
- Repair cost may be reduced compared to concrete replacement.

It is important to note that this operation only works if a void truly does exist under the pavement. If material is pumped under the concrete, and a void does not exist, it may cause the slab to lose contact with the existing base or ground. Instead of the entire slab carrying the load, there will be isolated points of loading, which may result in further damage to the sidewalk.

