

City of Troy Sidewalk Replacement Program

Frequently Asked Questions

The City of Troy has an ongoing sidewalk maintenance and handicap ramp improvement program. Every year, sidewalks needing preventative maintenance and A.D.A non-compliant handicap ramps are selected for replacement by the Department of Public Works. Sidewalk segments are marked with paint to show which areas need to be addressed. A notice to property owners is sent by mail to all properties which are in need of repair or replacement. There is a specific deadline date by which the property owner must repair or replace the indicated sidewalk. If the repairs have not been made by the deadline, the City will list the work to be completed by a contractor hired by the City. Following the completion of the work, the property owner will be billed by the City.

Why does the City of Troy need a Sidewalk Replacement Program?

The City of Troy's objective is to alleviate the potential for pedestrian injuries due to tripping on uneven or broken surfaces. A maintenance program for sidewalks significantly reduces the possibility of any legal action being taken. If we can reduce the potential for legal action, it will help keep liability costs down.

Who is responsible for sidewalk repair costs?

Depending on the reasons for replacement, either the City of Troy or the homeowner is responsible for the cost of replacing the sidewalk. When the City is responsible for the cost, the sidewalk will be marked with orange paint. When the homeowner is responsible for the cost, the sidewalk will be marked with green paint.

The City will be responsible for the costs only under the following conditions:

- Damage is caused by trees located in the right of way.
- Damage is caused by the construction of City utilities, but not utility trench settlement.
- The sidewalk is located on the side street portion of a corner lot, other than those at the driveway crossing.
- Street intersection crosswalks and handicap ramps.

The cost for sidewalk repair beyond these conditions becomes the responsibility of the property owners under the following conditions:

1. *Trip Step* – uneven sidewalk slabs that have developed a surface offset of $\frac{3}{4}$ " or greater.



2. *Cracked* - sidewalk slabs that have two or more cracks or a crack that has begun to separate.



3. *Spalled* – sidewalk slabs that have 25% or greater of their surface deteriorated.



4. *Tree root* – raised sidewalk slabs due to roots from a tree located on a homeowner's property.



5. *Settled* – lowered sidewalk slabs that can hold water due to the compaction of soil underneath, must be greater than 1 ½”



How can I arrange for the City’s Contractor to repair my sidewalk?

If you would like the City’s contractor to make the necessary repairs to your sidewalk, please sign and return the notice that was sent by mail before the deadline date listed on the notification. This will automatically put you on the contractor’s repair list. The cost will be the same as explained on the notification.

Can I hire the City’s contractor for additional private work?

Yes, you can hire the City’s contractor for additional private work by having your own contract or private agreement with the company. The City will not be involved or responsible for any additional private work.

Do I have to use the City’s contractor?

No, you can make the necessary repairs to your sidewalk yourself or you may hire any licensed contractor you choose to make the repairs. Any sidewalk or driveway approach replacement larger than 50 square feet requires a permit from the Building Department (located in City Hall). The work will need to be inspected by the Department of Public Works once it is finished.

Is leveling permitted?

Yes, leveling is permitted if the concrete is no cracked, shattered or severely spalled.

What is concrete leveling?

Leveling is procedure the remedies a number of subsurface problems by injecting a special compound mixture through small, precisely placed holes drilled in the concrete. This procedure fills all voids under the concrete and raises the segment to the original grade while stabilizing and increasing the load bearing ability of the concrete. Concrete leveling offers the following benefits:

- Repairs are made quickly with little inconvenience.
- Repaired surfaces may be driven on immediately.
- Repairs maintain the original color of concrete.

Will the City’s contractor replace any dirt or grass if needed?

Yes, part of the sidewalk repair contract includes repair and replacement of all landscaping that is disturbed by the removal and replacement of sidewalk slabs.

Is the City’s contractor insured?

Yes, the City requires that the contractor be insured and bonded.

Am I protected against vandalism and damage?

After the walk is poured, the contractor will be present for a few hours as it sets. 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 is done. In the past, the most common problem with sidewalks has been spalling. This damage occurs to the surface of newly poured walk 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 sidewalks during the winter. A number of non-salt, de-icing products are available at local retail outlets.

How will I know if the work is completed correctly?

City inspectors will check and correct all work performed by its contractor before any payment is made. The City suggests that you do the same and inspect all work that you contract out personally.

If you do hire your own contractor, please consider the following suggestions and mandates:

- The use of 6-sack concrete.
- A broom finish.
- Re-sodding of grassy areas that die out because of the sidewalk repair.
- Application of curing compound after the concrete has been poured.
- Expansion strips should be placed every 50 feet of newly poured continuous sidewalk.
- Expansion strips should be placed at the back of the curb and front of the sidewalks adjacent to each driveway approach and service walk.
- Sidewalk must be 4” thick and not less than 6” thick at any driveway crossing.
- Driveway approaches must be 6” thick.
- A permit is required for replacement of more than 50 square feet of concrete.

*For further information, contact the
Streets Department Project Manager:*

*(248) 524-3595
Monday– Friday
8:00 a.m. to 4:30 p.m.*

*Department of Public Works
4693 Rochester Road
Troy, MI 48085*