

## Will the City's contractor restore my lawn area?

The sidewalk contract includes the provision that the contractor repair or replace any landscaping that may be disturbed by removal and replacement of the sidewalk.

## Is the City's contractor insured?

Yes, the successful bidder for the concrete contract is insured and bonded.

## What are the guidelines for replacement?

- 1 Any block having a crack more than 1/2" wide. Cracked surfaces that are level and solid can be patched.
- 2 Adjoining blocks or portions thereof whose edges differ vertically by more than 1/2".
- 3 Blocks that have holes in them 1/2" or larger in diameter or are cracked and broken so that pieces are missing or loose.
- 4 Blocks having depressions, reverse cross-slope (sloping away from the street).
- 5 Blocks having a cross-slope in excess of 3/4" vertical per one foot horizontal.
- 6 Blocks that cause a change in longitudinal grade of the sidewalk of more than 3" in five feet.
- 7 Blocks where the surface has broken away exposing a very rough surface of coarse stone. (This condition is known as "spalling.")
- 8 Brick, stone or sandstone sidewalks are prohibited.
- 9 Water stop boxes, gas stop boxes, etc. that are not to proper grade will be replaced.

## A note of caution:

One of the problems with sidewalk replacement is spalling. The City's contractor utilizes air entrained concrete and sprays a curing compound on the walk to help prevent spalling from occurring; however, it is a good idea to limit salt usage on your new walk for the first year. Sand or cinders can be used, as well as a number of non-salt de-icing products.

## If someone other than the City's contractor does the work:

- Use ODOT approved concrete with air entrainment.
- Broom or swirl finish must be used with tooled edges.
- Landscape must be replaced if disturbed during installation.
- Curing compound must be applied the same day the concrete is placed.
- Expansion joints must be placed every 40 feet of newly placed, continuous concrete sidewalk.
- Work must be performed according to City of Fairfield standards: Sidewalks are to be 4 inches thick. Residential aprons and sidewalks between driveways and aprons are to be 7 inches thick. Commercial aprons and sidewalks between driveways and aprons are to be 9 inches thick.
- The Construction Services Division must be notified to perform the necessary inspections twenty-four hours prior to placing new concrete by calling 867-4200.

For additional information,  
please visit the City's  
website at

[http://www.fairfield-city.org/  
publicworks/pwsidewalk.cfm](http://www.fairfield-city.org/publicworks/pwsidewalk.cfm)



# SIDEWALK REPAIR & REPLACEMENT PROGRAM

Because you have received this brochure, areas of sidewalk on your property have been identified as in need of repair or replacement. Information in this brochure will help explain the program to you.

Should you have questions not answered by the enclosed information, please feel free to call the Fairfield Public Works Department at 867-4200. The office is open Monday - Friday from 8 a.m. to 5 p.m.

# From the Department of Public Works

A vital service and responsibility of the City of Fairfield is to address the needs and safety of our neighborhoods.

To ensure this safety, laws and ordinances are necessary to guarantee and help limit liabilities of not only the City but property owners as well. One such law is Chapter 909 of the City of Fairfield Codified Ordinances which states that it is the property owner's responsibility to maintain and keep in good repair: sidewalks, driveway aprons and the curb lawn area between sidewalks and curb on the edge of the roadway.

The Public Works Department presents the information here to summarize the procedures of the City's Sidewalk Repair and Replacement Program. We hope that you find the information useful and understandable.

## Why is a sidewalk repair and replacement program necessary?

Fairfield requires developers to provide sidewalks, curbs, paved streets and driveway aprons for use by pedestrians as well as the motoring public.

These improvements were constructed in accordance with specifications in order to assure a long, useful life. However, even the strongest pavement materials wear out in time and need to be replaced. There are three major concerns that necessitate a repair and replacement program.

First: the potential of injury due to falling on uneven or broken sidewalks. Our first concern is for pedestrian safety. Our Sidewalk Program addresses this issue.

Second: liability lawsuits against property owners. Our Sidewalk Program continues to significantly reduce the

possibility of legal action being taken against property owners.

Third: by assuring that sidewalks are repaired and replaced when necessary, the City keeps its insurance rates down, resulting in a savings of tax dollars for all citizens.

## How does the Sidewalk Program work?

Annually, certain areas of the City are scheduled for inspection based upon a rotation so that every area of the City is inspected once every four years. Inspections are performed by Public Works Department employees. Sidewalk sections in need of replacement are marked with white paint and recorded.

Once marked, a notice is sent to the property owner in the spring of the following year by certified mail advising that work is necessary.

## My sidewalk was marked in the fall for repair/replacement. What do I need to do?

You will be receiving a letter from the City in the spring, which will explain the program and provide adequate time for you to obtain bids should you wish to have a contractor of your choice perform the work. We mark the sidewalks in the fall in order to collect data for quantities to seek bids from contractors in preparation of the springtime replacement.

## How can I have my sidewalk work performed by the City's contractor?

If you wish to have the City's contractor perform the work, simply call the Construction Services Division at 867-4218. If work has not been completed by the deadline stated in the letter, the City will have the work

performed by its contractor. Following completion of the work, the owner will be billed by the City's Finance Department. The bill is sent at the beginning of the year following the work. Property owners have 30 days in which to pay the bill. If the invoice is not paid, an assessment will be applied against your tax duplicate and collected as an addition to your property taxes over a five year period.

A nominal interest charge on any unpaid balance will be added to the amount of assessment when certified to the County Auditor for collection with property taxes.

Any sidewalk replaced by the City's contractor has a one-year warranty covering major defects from the date of installation.

## Who pays for sidewalk ramps and curbs?

The City assumes the cost for replacement of areas of sidewalk intersections where the sidewalk extends toward the roadway (*sometimes called sidewalk ramps*). Private walks that extend out from the sidewalk (*not at corner crossings*) are the responsibility of the property owner.

Curb replacement is scheduled and paid for by the City when the road is resurfaced. To find out when your road is scheduled for resurfacing, contact the Street Division at 867-4212.

## Can I do the work myself?

Yes, you may do the necessary work yourself or hire a contractor of your choice. All work must be completed according to City of Fairfield standards and requires inspection by the City. Prior to having the concrete poured you will need to contact the Construction Services Division at 867-4200 twenty-four hours in advance for inspection of the forms. (*A permit from the Building Department is required for apron replacement.*)