



SIDEWALK REPAIR GUIDELINES

In the Town, sidewalk maintenance is the responsibility of the adjacent property owner. The Town of Mountain View Town Code Chapter 11, Article 2, Sections 020-050, indicates that when a sidewalk's condition is such that it presents a hazard to members of the public, then a notice to repair the sidewalk shall be sent to the owner or agent in charge of the abutting property.

A sidewalk or driveway is considered hazardous if ANY of the following conditions exist:

1. Missing sections of sidewalk or driveway.
2. Non-conformity to grade; defined as either:
 - (a) a difference in elevation OR separation between adjoining sections of sidewalks, driveways or opposing edges of any fissures (cracks) on the sidewalk surface of one inch or more; or
 - (b) excessive slope consisting of cross-slopes greater than 5.0%.
 - (c) Excessive spalling, flaking or cracking covering 15% or more of the panel's surface.
3. Unstable walking surface due to defects on the surface such as fissures or missing pieces or corners that have created a gap of one inch or more, spalled finish conditions that create an unstable walking surface.
4. Non-conformity with applicable ordinances of the Revised Municipal Code of The Town of Mountain View.

DO-IT-YOURSELF SIDEWALK REPAIRS

If you received a **Sidewalk Repair Violation Notice**, you also received information about the type of sidewalk hazard the inspector identified on your property. You have **45** days to finish the repairs, unless you opt into a program that the town is doing to combine repairs and save residents money.

If you are going to be handling this yourself, there are repair methods available that you or your contractor can perform, depending on the amount of damage and type of hazards.

Hire your own licensed contractor and/or do-it yourself repairs:

METHOD 1: GRINDING

Grinding (Edge of Walk displaced vertically from one inch up to 1 1/2")

METHOD 2: GAP FILLING

Gap filling (3/4" to 2")

METHOD 3: MUD JACKING

Mud jacking – (Whole/part of walk that is tilted or too low)

METHOD 4: RAMPING

Ramping over tree roots.

METHOD 5: CONCRETE PANEL REPLACEMENT

Concrete removal and replacement

Note: A permit to close the sidewalk as well as barricades are required for concrete removal/replacement and **all** other repairs. Please find permit information here.

<https://www.townofmountainviewcolorado.org/cms/one.aspx?pagelId=15624091>

For the full applicable town sidewalk, driveway and construction codes, please go here.

<https://mountainview.municipal.codes/Code/11.02.020>

Please also take care to follow the town's noise ordinance for construction equipment and activities. In general, work should be performed between 7am and 10pm. Additional courtesy to your neighbors by way of notifications and (if possible) later starts and earlier finishes, is always likely appreciated. Please find noise ordinance here.

<https://mountainview.municipal.codes/Code/10.13.040>

METHODS OF REPAIR FOR SIDEWALKS AND DRIVEWAYS

Method 1: Grinding

Concrete grinding is one method allowed to remove a tripping hazard between two concrete panels. A maximum of 1 1/2" is allowed to be ground from a 4" thick concrete panel.

Tools Needed for Grinding Repair Hand Tools

Gloves, Goggles, Hearing Protection, Eye Protection, Dust Mask or Respirator

Power Tools

Masonry Grinder

You will need a Masonry Rotary Grinder, which can be rented from a local rental center.

- Final roughness shall be similar to existing surface roughness, no sharp edges. No vertical cuts in walking surface.
- For a 3/4 inch rise, grind back 9 inches – 1-inch rise, grind back 12 inches, and for a maximum 1 1/2 inches, grind back 18 inches.
- All grinding dust must be vacuumed by completion of grinding and prior to final inspection.

- No job water is allowed down any storm sewer inlet.
- If, during grinding, aggregate becomes dis-lodged or edges become spalled, or deteriorated, full depth repair will become necessary.
- You **must** obtain a permit for all repairs or replacements of sidewalks and / or driveways.
- If you choose to do this DIY method you will need a permit and then to contact us for a final inspection and approval.

Method 2: Gap Filling

A horizontal gap, crack, or separation between $\frac{3}{4}$ " and 2" can be filled with a 2-Part Epoxy Concrete. Various products are approved including but not limited to Sika brand Sikaflex 1A (one-part polyurethane moisture cure sealant), Sikaflex 1C SL [one-part polyurethane with accelerated cure sealant, self-leveling for flatter slopes), or BASF Masterseal NP1, or equivalent. You must follow manufacturer instructions for application. You must first prepare the exposed soil by removing any sod or organics. Prep the soil according to the manufactured instructions for the product you choose. The finished product shall be flush with existing edges.

Method 3: Mud Jacking

Mud jacking is a no-excavation method where polyurethane foam is injected through holes drilled in the sidewalk panel to raise sinking or settling slabs. Note: Only full, intact sidewalk panels are eligible to be mud jacked.

Method 4: Ramping Over Tree Roots

When considering this method, and to protect the trees, an arborist's written opinion will be required. When tree roots cannot be removed, as determined by the written opinion of an arborist, the grade of the sidewalk may need to be elevated, building a ramp over the roots. A Ramp type repair cannot exceed a 5% grade change. Consult with a Town of Mountain View Public Works Inspector. File the arborist's written opinion with your request for permit.

No interior grade concrete repair products are allowed. All repairs must meet all applicable Town of Mountain View Codes and Standards.

Note: When replacing a sidewalk panel, it may be necessary to realign the course of the sidewalk in the public right of way, when tree roots are involved.

Method 5: Concrete Panel Replacement

If concrete is spalled, cracked, deteriorated, holding water, gapped, mis-aligned, etc. If none of the above repair methods will work, then the sidewalk or driveway panel will have to be replaced. The entire panel will have to be saw cut at joints and replaced with concrete with a minimum rating of 4000 PSI or better for sidewalks and a minimum rating of 4500 PSI for driveways and curb cuts.

Sidewalks panels must be 4" thick, Driveway panels must be 6" thick, Curb cuts must be 10"

For DIY, Quikrete and others make products that will meet these requirements. How-to videos are available at youtube.com and homedepot.com as well as others. A permit will be required.

For ALL of the above repair / replacement methods: a permit, barricades and a final inspection will be required. The repair / replacement must adhere to the applicable town and construction safety codes. Please reach out to the Director of Public Works if you need additional information or guidance.

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