



CITY OF
**West
Linn**

Pilot Sidewalk Repair Program

Public Works Department

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OVERVIEW

During the summer of 2015 the City of West Linn is evaluating a pilot Sidewalk Repair Program to encourage citizens to complete needed sidewalk repairs on public sidewalk bordering their property.

As part of the City's 2015 Road Improvement Program, our contractor is scheduled to perform a limited amount of sidewalk repairs. We are offering residents and business owners the opportunity to partner with the City on this project to complete needed sidewalk repairs on their frontage. Citizens will benefit from volume pricing that comes from being a part of a larger project and will not be required to pay any permit inspection or administration fees. City staff will manage the sidewalk contractor as part of our larger road project at no additional cost to our citizens. The contractor's unit price of \$8.56 per square foot of concrete is all citizens will have to pay, this includes concrete panel removal and replacement. Deadline for application and payment is **July 15, 2015**.

WHY?

Sidewalk repair and maintenance is the responsibility of the adjacent property owner and the adjacent property owner is also liable for injuries caused by failure to maintain the sidewalk in a safe condition (West Linn Municipal Code (WLMC) 3.355; 3.360).

No permit fees! Take advantage of low unit pricing by being a part of a larger City project. The City will manage the contractor for you at and perform inspections of work as needed to meet City codes and ADA requirements all at no cost!

Keeping sidewalk in a safe condition promotes walkability, accessibility, and a healthy community. Research indicates that people will walk for recreational purposes if a facility is provided and walking is one of the easiest ways for people to get their recommended allotment of physical exercise each day.

SIDEWALK HAZARDS NEEDING REPAIR

- Grade (vertical) separation greater than 1/4" (grade separation of 1" or less can be ground).
- Cracks or holes equal to or exceeding 1/2" of separation horizontally.
- Raised or sunken sidewalks (greater than 4" from proper grade).
- Spalling (chipping) sidewalk surface equal to or exceeding 1/2" width and/or depth."
- Sidewalk cross slope (perpendicular to pedestrian travel) exceeding 2%.
- Poor drainage, which results in standing water or improper drainage, which may result in ice accumulation.
- Any sidewalk damage that creates a trip or fall hazard.

*****Visit <https://westlinnoregon.gov/publicworks/sidewalk-repair-program> to see an illustrated guide to sidewalk hazards.**

HOW TO APPLY

1. Complete the easy application at the bottom of the page and email it to cwl_rowpermits@westlinnoregon.gov (note the underscore "_" between "cwl" and "rowpermits") or drop it off at City Hall.
2. An inspector will visit your site, verify the sidewalk panels to be removed/replaced, and provide a cost estimate to you at our direct contractor rates if you are eligible. Damaged panels must be replaced completely from joint to joint, patching is not permitted by City Code.
3. If you approve of the repair area and cost estimate simply make payment by July 15, 2015 and your property will be placed on the list for sidewalk repair. Payments can be made at City Hall or we can arrange to call you for credit card payment over the phone.

EXCEPTIONS

- Only standard public sidewalk areas along City right of way will be removed and replaced under this program. Driveway approaches, private driveways, sidewalks with significant tree root issues, private walkways, non-concrete sidewalk, sidewalk along ODOT right of way (Highway 43, 10th St.), or new sidewalk installations are not eligible for this Program.
- A limited amount of sidewalk replacement will be done under this program. Areas surrounding the 2015 Road Program streets will receive priority replacement and other replacements will be accepted on a first come first serve basis until the quantity allowed under our contract is exhausted. This is a pilot program and may not be available in future years.
- Property owners remain liable for injuries caused by failure to maintain the sidewalk under the City Municipal Code despite project delays and regardless of whether the sidewalk is eligible for repair under this Program.
- In some situations it may be more cost-effective to get minor sidewalk irregularities such as vertical separation (“stub toe”) of 1” or less mechanically ground (must meet ADA Standards of 1:12 slope and slip resistant surfacing). Mud jacking (where small drill holes are made in the sidewalk and hydraulic grout is injected to relevel sidewalk panels) may also be an option in some situations. Standard Public Works Permit fees and inspections would apply. We encourage citizens to get alternate bids and compare to see if this Program is right for you.

ITEMS OF NOTE

- Street trees may be a cause of sidewalk damage. Limited root pruning may be done by crews in order to install the new sidewalk. If more extensive root pruning or tree removal is needed you will not qualify for this Program.
- Newly installed concrete panels will NOT match the color of adjacent panels due to weathering of existing panels and slight variations in concrete mix design. Over time, as the new concrete weathers, the color differential will fade.
- Sidewalks will be replaced to meet current Americans with Disability Act (ADA) Standards. Changes in sidewalk width, location, or grade may be needed to meet these requirements. Our inspectors will make you aware of any changes prior to work starting.
- Curb ramps along streets being reconstructed as part of the 2015 Road Program will be replaced to current ADA standards at City cost. Sidewalks along these streets remain the responsibility of the adjacent property owner.

APPLICABLE CODE

It is the duty of the owner of land abutting a sidewalk to maintain the sidewalk in good repair and safe condition (WLMC 3.355).

The owner of real property abutting a sidewalk is liable to any person injured because of failure by the owner to maintain the sidewalk in good repair or safe condition (WLMC 3.360).

The City maintains a complaint-based sidewalk enforcement program and has the authority to require completion of sidewalk repairs if a hazardous condition exists. Failure to complete required sidewalk repairs within 60 days of notice may result in the City completing the work and placing an assessment (lien) on a property (WLMC 3.380-3.390).

Sidewalk technical standards of slope, width, surfacing primarily come from current [ADA Standards](#).

QUESTIONS

Visit our informational website at <https://westlinnoregon.gov/publicworks/sidewalk-repair-program>
Feel free to contact us at cwl_rowpermits@westlinnoregon.gov (note the underscore “_” between “cwl” and “rowpermits”) or (503)722-5500 with any additional questions.