

# LEMOYNE BOROUGH

## CURB AND SIDEWALK INSPECTION PROGRAM

*(revised 07/15/2021)*

### GENERAL INFORMATION

The Borough of Lemoyne recognizes the necessity for repair, maintenance, and upkeep of existing sidewalks in order to provide safe, unimpeded and unobstructed pedestrian access within the Borough with the goal of preserving the health, safety and general welfare of its citizens and businesses. The need to provide safe and unimpeded access throughout the Borough's business district is further recognized as necessary to maintain a viable environment and community attractive to general public use and pedestrian traffic.

Therefore, in keeping with the above ordinance and the International Property Maintenance Code Section 302.3, when a public Borough street or Penn DOT roadway is planned to be paved the sidewalks, curbs and handicap ramps will be surveyed for compliance with the current Borough and Americans with Disabilities Act (ADA) specifications. Those areas of sidewalk and curb not in compliance must be replaced and/or repaired as needed at the property owner's expense.

Once a street or roadway is scheduled for repaving, as a matter of policy the sidewalks and curbs along said road will be evaluated/inspected to identify areas of non-compliance in need of required repair and/or replacement. The following process will be followed:

- **One year prior to the paving project**—letters will be mailed to each resident where replacement/repair is required along the affected streets. In addition to the approximate length of curb and/or sidewalk that needs to be repaired, the following information will be included in the letter:
  - The repaving estimated start date.
  - The date by which all sidewalk and curb repairs must be completed.
  - Borough Ordinance specifications and requirements directly related to the project.
  - Instructions on obtaining required permits, including estimated costs.
  - Any other relevant details or information pertaining to the project.

Property owners have 90 days from date of the letter to file a permit application and have the work under contract.

- **9 months prior to the paving project**—from this point property owners have six months from the date the permit is issued to complete the work.
- **3 months prior to the paving project**—the Borough's contractor steps in and makes the repairs where there is no contract or permit on file and no work has yet been done.
- All repaired and/or replaced sidewalk and curb shall conform to construction standards and material specifications for new sidewalk and curb as outlined in the Lemoyne Borough Code, sections 472-42 through 472-46.

- When existing sidewalk is being repaired, the width of the new sidewalk shall match the width of the existing sidewalk. When new or full sidewalk replacement is required, the minimum width required shall be four (4) feet.
- Once work is completed property owners will have 30 days to either repay in full or establish a payment plan.
- Failure to pay the balance in full or default on the payment plan will result in a lien being placed on the property.

**CRITERIA USED TO DETERMINE WHERE SIDEWALK AND CURB REPAIRS AND REPLACEMENT WILL BE REQUIRED IS AS FOLLOWS:**

**§ 472-46 Repair, replacement and maintenance of existing sidewalk and curb.**

**H.** The Borough may require repair, replacement or maintenance of existing sidewalk as a result of any of the following conditions:

- (1)** Vertical fault. Vertical offsets in the sidewalk of one inch or greater when abutting curb, with no grass planting strip between them, two inches or greater.
- (2)** Horizontal fault. Horizontal gaps or openings in the sidewalk of one inch or greater.
- (3)** Structural failure. Three or more cracks and/or single voids two inches or greater in diameter in a single sidewalk panel or section.
- (4)** Spalling. Surface deterioration of ¼ inch or greater on the sidewalk.
- (5)** Obstructions. Any obstruction that restricts the operating width of the sidewalk to less than 36 inches.
- (6)** Cross slope. Cross slope of greater than 3/5-inch vertical per foot horizontal.
- (7)** Ponding. Standing water or evidence of standing water on the sidewalk.
- (8)** Cleanliness. Excessive debris and/or poor cleanliness on the sidewalk.
- (9)** Tree roots. Root systems causing any of the conditions listed above. Root systems shall be entirely removed prior to sidewalk repair or replacement.
- (10)** Any condition which may endanger the health, safety and general welfare of the citizens and businesses within the Borough.

**I.** The Borough may require repair, replacement or maintenance of existing curb, or section of a curb, as a result of any of the following conditions:

- (1)** Less than four inches of exposed reveal or vertical facing on the public street.
- (2)** Exposed aggregate, spalling, and/or crumbling concrete for a length of five linear feet or more.
- (3)** Having material (asphalt, concrete, mortar, etc.) added to the gutter so as to impede normal drainage flow.
- (4)** A horizontal gap between individual curb sections of one inch or more.

- (5)** Adjoining sections of curb or portions thereof whose top surfaces differ vertically by more than one inch.
- (6)** Horizontal fault causing spalling, or breaking away of the curb section for a length of five linear feet or more.
- (7)** Vertical face of curb that has an offset angle to the public street of less than 85 degrees or greater than 110 degrees.
- (8)** Vertical cracks that penetrate the entire width of the curb, the following repair guidelines shall be followed:
  - a. If a vertical crack is in the center of a ten-foot section of curb (plus or minus ½ inch), the crack shall be saw cut and grouted.
  - b. If a vertical crack is located in a ten-foot section of curb outside of the tolerance in subsection (l)(8)(a) above, half the curbing section shall be removed and replaced.
- (9)** Tree roots. Root systems causing any of the conditions listed above. Root systems shall be entirely removed prior to curb repair or replacement.
- (10)** Any condition which may endanger the health, safety and general welfare of the citizens and businesses within the Borough.