

Problems / Acceptable Ways to Repair Defective Sidewalk

A. PROBLEM: Vertical Separation

If the sidewalk has a Vertical Separation of more than one (1") inch between any two (2) sections (panels) of sidewalk.



Many factors bring upon vertical separation in sidewalk panels, the two most common causes are:

1. Tree roots raising one or more panels
2. Settlement of a utility trench

Acceptable Repairs

Remove and replace affected panel(s)

Mud jack or lift panel manually

Grind down affected panels (not recommended when caused by tree roots because the roots continue to grow and raise the sidewalk)

Grouting is prohibited for the repair of vertical separations and spalling.

B. PROBLEM: Horizontal Separation

If the sidewalk has a Horizontal Separation of more than one (1") inch in width.



Filling of cracks with an epoxy crack filler is acceptable for separation widths of 0" to 1 1/2". Separations wider than 1 1/2" or panels with multiple cracks need to be removed and replaced.

Grouting is not a recommended repair because the affected panel(s) move around and tend to break the grout out of the crack.

C. PROBLEM: Holes

If the sidewalk has holes or depressions of three (3) inches or more in diameter and one-half (1/2) inch or more in depth



Hole(s) may be filled with grout or an epoxy crack filler. Proper preparation of the affected area prior to the use of these materials is a must for proper adhesion.

D. PROBLEM: Spalling

If a sidewalk has spalling over 50 percent of a single panel of the sidewalk with one or more depression of one-half (1/2) inch or more.

Spalling is the condition where the cement has deteriorated and the aggregates below the surface of the sidewalk are exposed. Repair of this condition requires removal and replacement of the affected area.



E. PROBLEM: Multiple Cracking

If the sidewalk has cracked in such a manner that no part thereof is greater than one square foot or is cracked in such a manner that it constitutes a danger or potential danger to the public.



Multiple cracking is the condition where panel(s) have more than a single random crack running through it. This condition is judged on the severity and the walkability of the affected panel and the normal longevity of the sidewalk when this condition exists. This condition generally requires the removal and replacement of the affected area.

F. PROBLEM: Missing Sidewalk (sections/pieces)

If the sidewalk has any part thereof missing to the full depth. Replacement of the missing panel is required.

