Homeowner’s Do-It Yourself Guide for Hazardous Sidewalks

The City and County of Denver’s Neighborhood Sidewalk Repair Program is a multi-year program addressing damaged, sloping and uneven sidewalks, citywide, to ensure our City has a well-maintained sidewalk network and better conditions for travelling by foot.

The sidewalk repair program has divided the city into eleven (11) roughly comparable, sidewalk regions. Inspectors are focusing on one region at a time and are looking to address one region per year, inspecting sidewalks and offering property owners recommendations on repair options.
Who is Responsible for Sidewalk Maintenance in Denver?

In Denver, sidewalk maintenance is the responsibility of the adjacent property owner. Denver Revised Municipal Code Sec. 49-119, 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 is considered hazardous if any of the following conditions exist:

1. Missing sections of sidewalk.

2. Non-conformity to grade. defined as either:
   (a) a difference in elevation between adjoining sections of sidewalk or opposing edges of any fissures (cracks) on the sidewalk surface of three-fourths (3/4) of an inch or more; or
   (b) excessive slope consisting of cross-slopes greater than 5.0%.

3. Unstable walking surface due to defects on the surface such as fissures that have created a gap of three-fourths (3/4) of an inch or more, spalled finish conditions that create an unstable walking surface, or incomplete sections due to missing corners or pieces of the sidewalk section. Flagstone walks will not be considered hazardous based on 2-inch gaps between stones so long as grout or sand and gravel fill the gaps to within ¼-inch of the surface. Large gaps adjacent to flagstone will require color to match of grey concrete to fill the gap.

4. Section 2(a) and 3 shall apply to the sidewalk zone crossing driveways.

5. Non-conformity with applicable ordinances of the Revised Municipal Code of the City and County of Denver
Allowable Do-It-Yourself Sidewalk Repairs

If you received a Sidewalk Repair Notice, you also received information about the type of sidewalk hazard the inspector identified on your property.

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 allowable do-it yourself repairs:

- Grinding (Edge of Walk displaced vertically 3/4” to 1-1/2”) – See Method 1: Grinding
- Gap filling (3/4” to 2”) – See Method 2: Gap filling
- Mud jacking – (Whole/part of walk that is tilted or too low) See Method 3: Mud jacking
- Flagstone removal/replacement or re-leveling
- Concrete removal and replacement

Note: no permit is required for grinding, gap filling, and mudjacking work IF the sidewalk can remain open at all times while you are making the repairs. A permit to close the sidewalk as well as barricades are required for concrete removal/replacement and flagstone removal/replacement and re-leveling due to the nature of the work.

For permits, download the form from our website [www.denvergov.org/sidewalkrepair](https://www.denvergov.org/content/dam/denvergov/Portals/pedestrianprogram/documents/NSRP-street-occupancy-form.pdf)

Follow the city’s noise ordinance for construction equipment and activities: [https://www.denvergov.org/content/dam/denvergov/Portals/771/documents/PHI/HFHH/Chapter-36-Noise-Control.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/771/documents/PHI/HFHH/Chapter-36-Noise-Control.pdf)

a. No person shall operate, or cause to be operated, any construction equipment nor conduct any construction activities on weekdays between the hours of 9:00 p.m. and 7:00 a.m. in a manner that exceeds the sound pressure limits of Table A.

b. No person shall operate, or cause to be operated, any construction equipment nor conduct any construction activities on weekends between the hours of 5:00 p.m. and 8:00 a.m. in a manner that exceeds the sound pressure limits of Table A.
Method 1: Grinding

Concrete grinding is one method allowed to remove a tripping hazard between two concrete panels. A maximum of 1 ½” is allowed to be ground from a 4” thick concrete panel.

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<th>Power Tools</th>
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<td>Gloves, Goggles, Hearing Protection, Eye Protection, Dust Mask or Respirator</td>
<td>Masonry Grinder</td>
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- 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 ¾ inch rise, grind back 9 inches – 1-inch rise, grind back 12 inches, and for a maximum 1 ½ inches, grind back 18 inches.
- All dust must be vacuumed during grinding and at completion of grinding.
- 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.
- If you cannot keep the sidewalk open during this process, you must obtain a permit.
- If you choose to do this method and can keep the sidewalk open during repairs, you do not need to contact us for an inspection. An inspection will automatically be scheduled 46 days after notice was posted.
Method 2: Gap Filling

A horizontal gap or crack between ¾” 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.
Flagstone Re-leveling and Replacement

If you have a flagstone walk that has settled, you can re-level the stone to meet City and County of Denver Standards. If replacing, it must be a minimum 2’x5’x 4” thick stone or 6” thick for driving surfaces and have a cross-slope of 1.5% or 1/4-inch per foot fall to the street. The stone must be set on a minimum of 2” thick sand base underfitted with a rot resistant geotextile fabric. If the stone is shattered, then it must be replaced with either a full flagstone or colored concrete. A permit and barricades will be required.

Example of flagstone that could be re-leveled

Example of flagstone that would need to be replaced
Concrete Replacement

If concrete is spalled, deteriorated, holding water, etc. then the panel will have to be replaced. The entire panel will have to be saw cut at joints and replaced with an approved 4500 psi concrete mix. A permit will be required.