

Approved by Council: August 20, 2018

## SIDEWALK INSPECTION AND MAINTENANCE POLICY

### **BACKGROUND**

The Town of Redcliff recognizes the importance of inspecting and maintaining sidewalks within the community. A well maintained sidewalk transportation system will provide a safer environment for pedestrians and will assist to reduce liability claims against the Town of Redcliff. The Public Services Department will endeavor to manage this infrastructure in a cost-effective manner while taking into consideration the financial and budget constraints of the Town of Redcliff.

### **POLICY**

#### **A. Priorities**

All sidewalks within the town shall be classified into 3 major categories based on the type and volume of pedestrian traffic. (See attached **Schedule A**)

Category A: High pedestrian traffic areas including downtown business area, schools, senior's facilities, and other public facilities.

Category B: Pedestrian collection areas which provide pedestrians with access to business areas and public facilities from residential areas.

Category C: Residential, light commercial, and industrial areas that typically have lower pedestrian traffic volumes.

#### **B. Inspections**

1. Inspections shall take place as follows:

- Category A sidewalks shall be inspected on an annual basis.
- Category B sidewalks shall be inspected every 2 years.
- Category C sidewalks shall be inspected every 2 years on a rotating basis, with two areas being inspected each year. The three areas are;
  - I. Broadway Avenue and all areas north / Eastside subdivision
  - II. 8<sup>th</sup> St. S.W to 3rd St. S.E. / Kipling Subdivision / West Side South Subdivision / Jesmond Subdivision
  - III. East of 3<sup>rd</sup> St. S.E. to Boundary Road
  - IV. Riverview Subdivision

2. All inspections will assess the conditions of the sidewalk as outlined in Section C of this policy. The results of the inspection shall be recorded on the Concrete Field Survey. (Form attached as **Schedule B**)

3. The Public Services Department will also complete sidewalk inspections at the request of property owners. The Field Survey Form will be completed at the time of inspection and a copy outlining recommendations shall be provided to the property owner.
4. All defects and hazards shall be classified on a 3 point system as follows;
  - a. **Satisfactory** - No pedestrian hazard. No action required.
  - b. **Moderate** – Serviceable, requires monitoring and will be considered for potential repair.
  - c. **Severe** – Potential pedestrian hazard. Sidewalk should be repaired within next 12 months.

### **C. Parameters**

The Town of Redcliff will consider repairs or replacement to sidewalks subject to the following parameters;

1. Vertical Separations
2. Crack Width
3. Spalled Concrete
4. Multi-directional Cracking
5. Back-sloped Concrete
6. Logical Limits
7. Sub material void creation
8. Severe vegetative intrusion

When assessing these parameters for maintenance of sidewalks, the following guidelines will be used;

1. Vertical Separations
  - Vertical separations exceeding 18mm (3/4 inch) are reviewed for repair or replacement.
2. Crack Width
  - Cracks under 6mm (1/4 inch) are not considered for any maintenance.
  - Sidewalks with cracks exceeding 6mm (1/4 inch) will be considered for repair or replacement.
3. Spalled Concrete
  - Sidewalks with concrete spalling are not normally replaced.
  - Severe cases where spalling exceeds 50% of the sidewalk surface will be considered for replacement.
4. Multi-directional Cracking
  - Multi-directional cracking is reviewed on a site specific basis.
  - Repair or replacement of the sidewalk may be considered if there is vertical separation or increased possibility of concrete moving.

5. Backsloped Concrete

- Sidewalk backsloping causing significant pedestrian hazard or water drainage problems will be considered for repairs.

6. Logical Limits

- This is somewhat of a subjective parameter
- Criteria from all other parameters are considered.
- Level of service, objectivity, cost, age, and geographic area of sidewalk is considered to determine repair or replacement.

7. Sub material void creation

- Void creations due to water intrusion can create large air pockets underneath the sidewalk which can severely affect the strength and integrity of the sidewalk
- Cases where over 50% of the sidewalk surface area is not making ground contact or a void with a vertical separation over 6" will require mud jacking, repair, or replacement

8. Severe Vegetative Intrusion

- Areas where trees, sprouts, grasses, or other vegetative plants are growing through cracks in the sidewalk
- Discretion will be used based off the type and size of plants that are growing within the sidewalk surficial and deep subsurface cracks

**D. Repairs and Maintenance**

All repairs and maintenance of sidewalks will be based on the Town's budget and resources. The Town will consider all viable options available for the repair and maintenance of sidewalks, including;

- Crack sealing
- Grinding
- Surface treatments
- Slab Jacking
- Replacement
- Other viable methods

**SCHEDULE A****SIDEWALK PRIORITY SCHEDULE****Category A**

Broadway Avenue East (Main St. to 4 St)  
3<sup>rd</sup> St. S.E. (Broadway Ave. to 4<sup>th</sup> Ave)  
3<sup>rd</sup> St. N.E (Broadway Ave to 1<sup>st</sup> Ave)  
2<sup>nd</sup> St. S.E (Broadway Ave. to 3<sup>rd</sup> Ave)  
Main St. South (Broadway Ave. to 3<sup>rd</sup> Ave)  
1<sup>st</sup> St. S.W. (Broadway Ave. to 3<sup>rd</sup> Ave)  
1<sup>st</sup> Ave. S.E. (1<sup>st</sup> St. to 3<sup>rd</sup> St)  
3<sup>rd</sup> Ave. S.E. (2<sup>nd</sup> St. to 3<sup>rd</sup> St)  
4<sup>th</sup> St. S.E. (3<sup>rd</sup> Ave. to 4<sup>th</sup> Ave)  
4<sup>th</sup> Ave. S.E. (2<sup>nd</sup> St. to 4<sup>th</sup> St)  
5<sup>th</sup> Ave. S.E. (5<sup>th</sup> St. to 6<sup>th</sup> St)  
8<sup>th</sup> Ave. S.E. (3<sup>rd</sup> St. to 6<sup>th</sup> St)

**Category B**

Broadway Ave. East (4<sup>th</sup> St. to Mitchell St)  
Broadway Ave. West (8<sup>th</sup> St. to Main St)  
3<sup>rd</sup> St. S.E. (4<sup>th</sup> Ave. to Redcliff Way)  
Main St. South (3<sup>rd</sup> Ave. to Redcliff Way)  
6<sup>th</sup> Ave. S.E. (Main St. to Mitchell St)  
Redcliff Way S.E. (Main St. to Mitchell St)

**Category C**

All other sidewalks in the residential and commercial areas of the Town that are not identified in Category A or Category B.

**SCHEDULE B**  
**CONCRETE FIELD SURVEY FORM**  
**TOWN OF REDCLIFF**

STREET \_\_\_\_\_ SIDE \_\_\_\_\_ DATE \_\_\_\_\_  
 FROM/TO \_\_\_\_\_ CATEGORY \_\_\_\_\_  
 INSPECTOR \_\_\_\_\_

**CONCRETE EVALUATION**

PARAMETER	SATISFACTORY For all parameters	MODERATE	SEVERE	COMMENTS (ADDRESSES, # DEFECTS, ETC.)
1. Vertical Separation				
2. Crack Width				
3. Spalled				
4. Multi-Directional				
5. Backsloped				
6. Logical Limits				
7. Void Presence				
8. Vegetative Presence				

REPAIRS COMPLETED \_\_\_\_\_ DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

ACTION REQUIRED       YES                       NO                       IMMEDIATE