Frequently Asked Questions

Why do property owners have to pay for the repairs to the sidewalk?
Per the California Streets and Highways Code (Sections 5610-5618) and the City of Concord Municipal Code (Sections 12.25.030-12.25.040), property owners are responsible and liable for any damaged sidewalk areas adjacent to their homes or businesses. Property owners also benefit from a safe and aesthetically pleasing sidewalk through increased property value.

What criteria are used to determine if a sidewalk needs to be repaired?
The City has specific criteria it follows when inspecting sidewalks. Inspectors look for cracked, uneven surfaces, excessive deterioration, excessive slopes, and horizontal or vertical offsets that can cause tripping hazards. Once inspections have been completed property owners are notified of any sidewalk in need of repair.

Do property owners have to use the contractor provided by the City to make repairs?
No. Property owners may hire a contractor of their choosing to complete repairs. A City permit is required before completing any work.

Will my home owner’s insurance cover the cost to replace my sidewalk?
Please contact your insurance provider to determine if sidewalk, curb, and gutter repairs are covered, and also be aware of your deductible amount.

Property Owner Responsibility

To be consistent with State Law, the City of Concord has formal policy to make certain that appropriate oversight and consistent approach is provided when the City inspects and repairs sidewalks, curbs and gutters.

The City’s Sidewalk Ordinance delineates the responsibility for maintaining and repairing sidewalks to the owners of real property that are adjacent to, or which front any portion of a sidewalk. Property owners are liable for any damage or injury resulting from their sidewalk’s condition.

New Program: Concrete Slicing

Concrete slicing technology completely and cleanly removes trip hazards from sidewalks, eliminating trip and fall incidents on uneven sidewalks. The raised sidewalk will be cut from edge to edge horizontally giving the offset a ramping effect and completely eliminating the trip hazard.
Repair Options

Generally, property owners have three options for repairing their sidewalks:

- **Property owners can make their own repairs using a licensed contractor of their choosing.** An encroachment permit, which details the specifications for sidewalk repairs, is required. Permit fees apply and they include the cost of City-required inspections.

- **Property owners can take advantage of the City’s Sidewalk Repair Program.** With this option property owners benefit from economy-of-scale pricing and absence permit and inspection fees are also waived.

- **Property owners can take advantage of the City's Sidewalk Slicing Program.** With this option property owners can have offsets sliced instead of removed and replaced. This option is ADA compliant. Slicing can only be utilized on certain types of sidewalk issues up to 2 inches.

How the Program Works

1. The City becomes aware of sidewalk defects through routine inspections or citizen complaints.
2. The property owner is notified that he or she must make repairs and is given the option of using the City’s Sidewalk Repair Program.
3. The City calculates the cost of repair work and the property owner pays the City directly.
4. The City schedules the repair work with the contractor and manages it to completion.

Sidewalk Repair Costs

The information below is meant as a guide, not the final determination, in helping you estimate the cost to repair your sidewalk.

First measure the **length** of the area to be replaced in inches. Always start and end your measurements at the expansion joints or score lines in the concrete (the lines that segment the sidewalk into rectangles or squares). Divide the inches by 12 to convert your measurement to feet.

Next measure the **width** of the area to be replaced in inches. Measure the entire distance from one side of the sidewalk to the other. Divide the inches by 12 to convert your measurement to feet.

Multiply the two numbers together to get the area to be replaced in **square feet (SF)**.

Using the adjacent table, calculate the cost of replacing your sidewalk. Be sure to also add the cost of **tree root pruning** if necessary.

**Slicing Example:**
Sidewalk measures 4’ with a 2” lift across.
4’ x 2” = 8 inch/foot
8’ x $36 = $288.00

**Remove and Replace Example:**
Sidewalk measures 48" wide by 240" long
48’/12 = 4 feet; and 240’/12 = 20 feet
4’ x 20’ = 80 square feet (SF)
$28.75 x 80 SF = $2300 to remove and construct the new sidewalk
$2,300 + $500 (root pruning) = $2,800

Concrete Slicing

<table>
<thead>
<tr>
<th>WORK DESCRIPTION</th>
<th>UNIT</th>
<th>PRICE*</th>
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</thead>
<tbody>
<tr>
<td>REMOVE AND CONSTRUCT</td>
<td>SF</td>
<td>$28.75</td>
</tr>
<tr>
<td>CONCRETE SIDEWALK</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REMOVE AND CONSTRUCT</td>
<td>LF</td>
<td>$135</td>
</tr>
<tr>
<td>6” (TYPE A-1) CURB AND GUTTER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREE ROOT PRUNING</td>
<td>EA</td>
<td>$500</td>
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<tr>
<td>RECONSTRUCT DRIVEWAY</td>
<td>SF</td>
<td>$33</td>
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<tr>
<td>ASPHALT CONFORM (BEYOND 1 FT)</td>
<td>CY</td>
<td>$550</td>
</tr>
<tr>
<td>CONCRETE SLICING</td>
<td>IN-FT</td>
<td>$36</td>
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<tr>
<td>ADJUST UTILITY COVER TO GRADE</td>
<td>EA</td>
<td>$750</td>
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</tbody>
</table>

*Pricing will vary year-by-year and by contract.

SF = Square Feet    LF = Linear Feet    EA = Each

Permit, inspection and deposit fees cost a minimum of $1,000 when you perform sidewalk work on your own and do not take advantage of this Program.