



STANDARDS AND SPECIFICATIONS FOR SIDEWALK AND DRIVEWAY APPROACH REPAIR

The City of Ypsilanti Code of Ordinances, *Chapter 94, Section 226*, requires the property owner adjacent to any public sidewalk, presenting a trip hazard to pedestrians, to repair or replace the sidewalk at the property owner's expense. **Prior to any sidewalk or driveway approach repairs, the property owner, or contractor working on behalf of the property owner, must apply for and be issued a right-of-way (ROW) permit from the Department of Public Works.**

Preparatory Work

- **Excavation:** Removal of sidewalk flags and sections of drive aprons must be done in whole sections(flags) only. Vegetation and organic material, concrete and other debris may not be staged and must be removed from the work site.
- **Subgrade and Underlayment:** The subgrade shall be formed by trenching or filling to allow adequate depth for concrete and underlayment. Underlayment must be comprised of a minimum 4 inches of well compacted sand or crushed limestone. Do *NOT* use pea stone or standard gravel.
- **Forms:** Forms shall be wood or metal, and free from warp. The forms shall be the full depth of the concrete and securely staked.

Construction Standards

- **Sidewalks:** Standard concrete depth for sidewalks shall be a minimum of 4 inches. Where sidewalks are in-line with driveways, the standard concrete depth shall be a minimum of 6 inches. Finished concrete must be level with existing concrete and cannot exceed a 2% cross-slope.
- **Driveway Approach:** Concrete must be poured to a minimum 6 inches in thickness, including portions of sidewalk that are in-line with the driveway.
- **Concrete Mix:** Concrete shall be Portland cement, 5 bag mix or higher.
- **Expansion Joints:** Expansion board material is required where new and existing concrete abut, including between the sidewalk and driveway approach. Expansion boards must extend to the full depth of the concrete and flush with the finished surface.
- **Restoration:** Portions of the right-of-way disturbed for repair shall be restored to its original condition before work began. Excavated areas shall be backfilled with topsoil, conforming to the existing grade. If necessary, the area shall be reseeded or sodded with like grass species.
- **Grinding and Mud Jacking:** If a portion of sidewalk is displaced but in otherwise good condition, grinding or mud jacking repairs, in lieu of replacement, may be permitted **ONLY IF ALL of the following conditions are met:**
 1. Request an assessment inspection from Public Works to determine if the portion of the sidewalk is eligible for grinding or jacking repairs or must be removed and replaced.
 2. Flag(s) are intact without cracks or broken edges/corners.
 3. Maximum height differential of 1 inch, if the flag is not adjacent to a driveway.
 4. Maximum height differential of ½ inch, if the flag is adjacent to a driveway.
 5. Flag(s) have not been previously ground or mud jacked on the side presenting the trip hazard.
- **Historic District:** Brick sidewalks in the downtown area are not historic; the brick walkway may be replaced with concrete but the brick outside the walkable path should be maintained. In parts of the downtown area (Michigan Ave, Huron, Adams, S Washington), a soldier course of the brick is required at the transition If the new concrete sidewalk abuts brick. Brick sidewalks elsewhere

(Washington, Pearl, Depot Town) may also be replaced in concrete but please contact our office for design considerations that may be specific to your location.

Inspection Requirements

All sidewalk and driveway approach repairs require two approved inspections.

- 1. *Rough/Forms Inspection:*** Performed when all preparatory work is complete, and the job site is ready for concrete. A satisfactory rough inspection is required before concrete can be poured. ***Proceeding with work, without an approved inspection, will result in the removal of material at the applicant's expense.***
- 2. *Final Inspection:*** Performed after concrete is poured and restoration measures are completed. A satisfactory inspection is required for the ROW permit to be completed.

The contractor or property owner is not required to be on site for the inspections. A copy of the inspection reports will be left at the property or emailed to the applicant on file.

Request your inspections by contacting the Department of Public Works, **at least 48 hours in advance** of the requested inspection date. **Public Works cannot perform same day inspections.**

PUBLIC WORKS HOURS OF OPERATION

Office Hours: Monday – Friday 8:00 AM to 4:00 PM

Phone: (734) 483-1421

E-mail: rowpermits@cityofypsilanti.com