

CITY of
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SAN CARLOS



600 Elm Street
San Carlos, CA 94070

Sidewalk Maintenance Program

WHAT PROPERTY
OWNERS SHOULD KNOW.

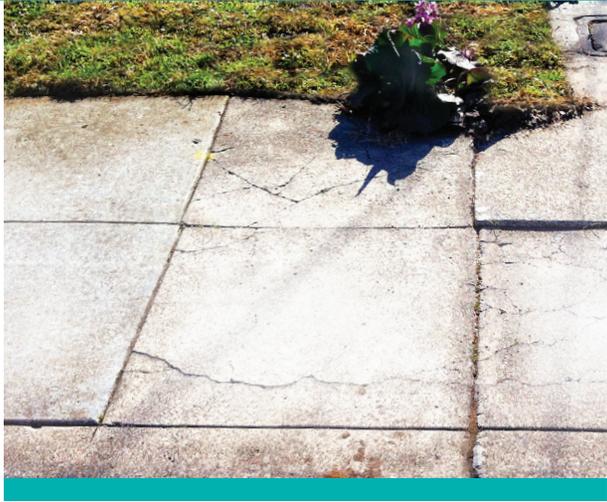


City of San Carlos
Public Works Department

600 Elm Street
San Carlos, CA 94070
Phone: 650.802.4190
Fax: 650.595.6701

Sidewalk@cityofsancarlos.org
www.cityofsancarlos.org





Why are private property owners responsible for the sidewalk area?

The California Streets and Highways Code chapter 22 and San Carlos Municipal Code chapter 12.04 place financial and liability responsibility for damaged sidewalk, curb and gutter onto the adjacent property owner.

When does a sidewalk need repair?

A sidewalk needs to be repaired when there is a vertical or horizontal displacement of 3/4" or more. Trip hazards may be removed by concrete cutting if the concrete is not crushed or broken and has a vertical displacement between 3/4" to 1-1/2". Concrete that is crushed or broken will need to be removed and replaced. A City Public Works inspector can evaluate the sidewalk and determine if repair is required.

Where can one get additional information about the City's Sidewalk Maintenance Program?

Call (650) 802-4190 or visit the City's website at: www.cityofsancarlos.org/sidewalks

What if a tree is causing an area of sidewalk to lift?

Contact the Public Works Department to discuss sidewalk repair. Contact the Planning Division at (650) 802-4263 to discuss tree removal. Information about tree removal is also available on the City's website at: www.cityofsancarlos.org/permits

What is the City's Sidewalk Maintenance Program?

The Sidewalk Maintenance Program is designed to assist with the process and financial burden of sidewalk repair. When repairs are needed, property owners have two options: 1) hire a licensed contractor and obtain the proper permits from the City prior to beginning work; or 2) participate in the City's annual sidewalk repair contract. Option 2 is the most efficient and cost-effective option because: a) no permits are needed; b) it takes advantage of the City's contract pricing; and c) the City will cover 50% of the cost.

How do Property Owners opt in to the City's Sidewalk Maintenance Program repair option?

Opt in to the Program by following these three easy steps:

1. Contact the Public Works Department and notify them.
2. Watch the mail for a repair confirmation notice with a price estimate and acknowledgement form at the bottom of the notice.
3. Return the completed acknowledgement form located at the bottom of the repair confirmation notice by one of the following methods:

Fax: (650) 595-6701 • Email: sidewalk@cityofsancarlos.org

Mail or drop off to:
City of San Carlos, Public Works
600 Elm Street, San Carlos, CA 94070

How do Property Owners opt out of the City's Sidewalk Maintenance Program repair option?

Opt out by following these steps:

1. Inform the City. If property owners wish to hire their own contractors to perform repairs, they must inform the City.
2. Watch for a notice in the mail. The City will send a notice acknowledging this choice.
3. Arrange for the repair.
4. Obtain a City permit prior to starting work.
5. Complete the repair.

What repair methods are available?

Currently the City allows two methods of repair: 1) concrete cutting or shaving; or 2) removal and replacement.

1. Concrete cutting or shaving is used only when concrete is raised between 3/4" and 1-1/2" and is not crushed or broken. The raised concrete is cut or shaved away using a specialized cutting tool. This method of repair is the most effective for property owners, however, only concrete that is raised and not broken or crushed can be repaired using this method.
2. Removal and replacement is the most common form of sidewalk repair and is considered the most effective. However, it can also be the most expensive. Removal and replacement is typically done whenever sidewalk cannot be cut or shaved and reconstruction is necessary for the sidewalk to be in compliance with City standards. Sidewalk is cut along the score lines or construction joints and removed. Base rock, rebar, expansion joints, etc. are installed per City standards prior to pouring concrete. Upon approval by Public Works, new concrete is then poured, again per City standards.

What is not eligible for the City's Sidewalk Maintenance Program?

The City will not perform additional work or reimburse sidewalk repairs if:

1. The sidewalk repairs are required as part of a remodel, redevelopment or new development project.
2. Sidewalk repairs are performed by a private contractor outside of the City's annual sidewalk repair contract.
3. Sidewalk defects do not meet the Program's displacement threshold of 3/4" or more.

