

PROPERTY OWNER RESPONSIBILITY

YES – the sidewalk in front of your home or business is public property.

BUT – State law and local ordinances* hold the owner of the fronting property responsible for sidewalk maintenance. You should be aware that the property owner is the primary target if an accident occurs.

However, in order to help manage the maintenance of sidewalks, the City has a Sidewalk Repair Program. This Program helps identify and repair problems, but does not eliminate homeowner responsibility.

* The applicable Ordinance of the Municipal Code can be found on the City's website under Municipal Code.

SIDEWALK REPAIR CRITERIA

The City will require repairs to the sidewalk when any of the following conditions occur:

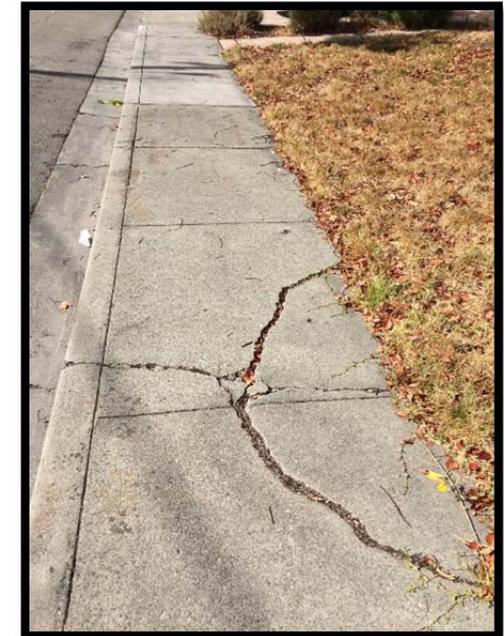
- ✓ Vertical offsets of ½-inch or more
- ✓ Raised sidewalk where the sidewalk has risen by more than 4-inches in 4 feet along the path of travel
- ✓ Sunken sidewalks with more than 4-inches of sag in 8 feet along the path of travel
- ✓ Horizontal gaps or offsets more than 5/8-inch wide
- ✓ Spalling, holes or divots more than ½-inch deep
- ✓ And other damage, obstructions or conditions which create a hazard or prevent the sidewalk from being used as intended

Some repairs can be made without complete replacement of the sidewalk slabs.



SIDEWALK REPAIR PROGRAM

**Public Works Department
Engineering Division**
(925) 973-2670
engineering@sanramon.ca.gov



REPAIR OPTIONS

1) *Use your own contractor*

Property owners may undertake the repairs to the sidewalks with their own contractor. Any property owner wishing to do this must first obtain an Encroachment Permit. All repairs must be done to City of San Ramon Standards by a licensed contractor and are subject to inspection.

Encroachment Permit Applications and City of San Ramon sidewalk construction details can be found on the City's website:

http://www.ci.san-ramon.ca.us/our_city/departments_and_divisions/public_works/permit_center

Permits can also be obtained at the San Ramon Permit Center located at 2401 Crow Canyon Road.

Staff will work closely and collaboratively with applicant throughout the process to successfully complete the repair.

2) *Have the work done by City*

City crews and contractors undertake periodic repairs and replacements of damaged sidewalks. If you observe damaged sidewalks or receive a notice from the City of a damaged sidewalk, you can have that sidewalk repaired by the City. Repairs undertaken by the City do not require an Encroachment Permit and are subject to cost sharing. In order to keep costs low, work is scheduled in batches and the repair will likely not be immediate. The sidewalk will be painted to make users aware of hazards and may be subject to temporary repairs.

COST SHARING

The City of San Ramon will share 50% of the cost of repairs of residential sidewalks if that repair is made by City crews or contractors. Because the City does not want to repair the same sidewalk repeatedly, the City will pay for 100% of the cost of repair of the sidewalk if the damage is caused by a tree on private property, and the property owner has the tree removed at their expense. Commercial properties

are responsible for 100% of the sidewalk repair costs.

Currently, the City is conducting minor repairs such as grinding and patching at its expense. Damage caused by trees owned by the City will be repaired at the City's expense.

NOTICING, APPEALING, and INVOICING

If you received a notice for sidewalk repair, it means the City intends to repair the sidewalk with its crews unless you inform the City that you will undertake the repairs. The date of the notice begins a two-week period during which you can appeal the notice.

Following completion of all of the work in a batch or Work Order, you will receive a bill for work performed on your property. Unpaid bills may result in a lien against your property. Requests for payment plans will be considered on a case-by-case basis.