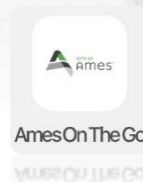
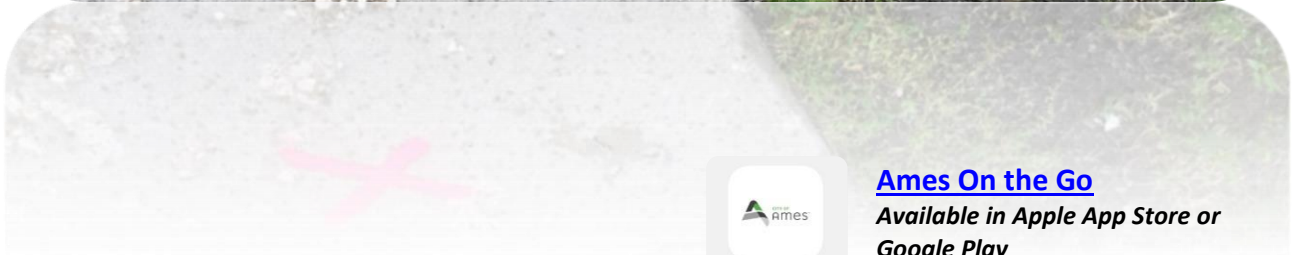




Sidewalk Safety Program



2024



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City of Ames Sidewalk Inspection Standards

Public sidewalks are a vital part of the transportation network within the City of Ames. Maintenance of these sidewalks is the responsibility of the adjacent property owner per City of Ames Municipal Code Chapter 22.1 and the Code of Iowa 1997 Section 364.12(d) & (e).

Proactive inspections of sidewalks will begin in late 2024 for repair in calendar year 2025. Locations will be identified in the summer of 2024 for repair in 2025. City staff will inspect sidewalks and mark non-conforming sidewalk panels with paint. The City will inform the adjacent property owner via mail of the deficiencies and the time allowed to repair the sidewalk. A second notice will be delivered via certified mail if repairs are not completed in the time frame stated in the initial notice. If sidewalk repairs are not completed by the date stated in the second notice and if alternative arrangements for compliance have not been made with the property owner, the City may take action to ensure that the sidewalk repair is completed. The cost of the repair work will be billed to the adjacent property owner.

Individual sidewalk complaints will be inspected upon receipt of a complaint. The City reserves the right to inspect any sidewalk at any time that poses a safety hazard. Complaints from the public should include the physical address of the property in question and any other descriptive information so that staff can ensure that the proper address is being inspected. Complaints can be made to the Public Works Operations Division at 515-239-5550, via the web on the City's website at www.cityofames.org and clicking on the Mobile Reporting button, or via the Ames on the Go reporting app on a mobile device.

Repair options for each type of defect are noted on the inspection pages. If there are unique situations for repair, property owners are encouraged to contact the Public Works department to review possible repair techniques. Some common situations include:

- Water service valves/curb boxes – these are responsibility of the property to which they provide water. Typically, they can be adjusted up/down but may require a plumber if not easy to move.
- Trees in the right of way – sidewalk panels that are damaged due to roots or heaving from a tree in the right of way are the responsibility of the adjacent property owner. After repairs have been made if the sidewalk is in need of repair again due to the same tree in the right of way, the City will cover the cost of the repair as long as the tree remains.
- Sidewalk Widths – individual panels, or short runs of adjacent panels can be replaced at the existing width of the sidewalk panels, which is typically 4 feet wide. If replacing sidewalk along an entire frontage of the property, the sidewalk should be replaced at the new standard of 5 feet wide.

The City's standards for sidewalk defects and repair methods have been developed utilizing guidance from the American with Disabilities Act (ADA), Public Rights-of-Way Accessibility Guidelines (PROWAG), Iowa Statewide Urban Design and Specifications (SUDAS) and the Federal Highway Administration (FHWA) and were updated and approved by City Council in April of 2024. All repairs should meet current city standards per SUDAS and City of Ames Supplemental Specifications.

Subsidies for owner occupied properties that are located in a Low to Moderate Income (LMI) area are being developed and information will be added to the program once the funding and program details are finalized. Currently the program is planned for funding from Community Development Block Grant (CDBG) funding. The funding may be utilized once the Federal government allocates funding to the City of Ames.

SIDEWALK DEFECT A

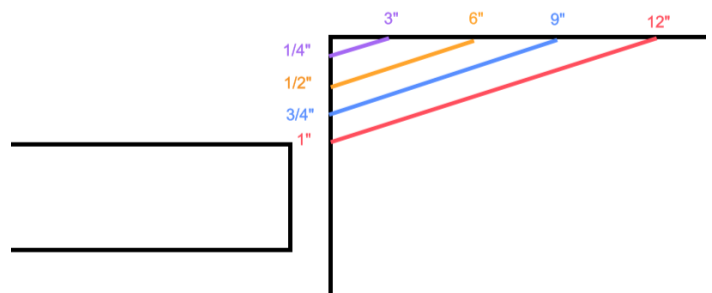
Sidewalk has a vertical displacement more than 1/2".



Repair Options:

- Complete removal and replacement of the sidewalk panel.
- Mud jacking/lifting panels to eliminate vertical displacement.
- Mechanical grinding to remove vertical displacement. Grinding must extend at least 3 inches horizontally for every 1/4" of vertical displacement. (grinding of more than 1" of vertical displacement is not recommended)
- Wedging with grout or mortar on top of the sidewalk to level a displaced joint is not an acceptable repair method.

Joint Grinding Diagram



SIDEWALK DEFECT B

Any of the following:

- Sidewalk is cracked into 5 or more pieces.
- Any broken piece is unlevel with the rest of the panel.



- Sidewalk is broken/missing a piece from the surface equal to or exceeding 16 square inches.



- Sidewalk broken/missing a full depth piece of any size.

Repair Options:

- Complete removal and replacement of the sidewalk panel.

SIDEWALK DEFECT C

Any combination of the following:

- Sidewalk surface is missing three pieces or less, with each piece being less than 16 square inches, but greater than 4 square inches.



- Sidewalk has 3 or fewer cracks that are less than 1" wide and less than 1" deep. All cracks must be level with the remainder of the sidewalk panel.



Repair Options:

- Complete removal and replacement of the sidewalk panel.
- Clean areas of loose material and patch with a polyurethane or acrylic type material or concrete patching material for outdoor use.
- Clean areas of loose material and seal cracks with a polyurethane or acrylic type material for outdoor use.

SIDEWALK DEFECT D

Spalling over 50% or more of the sidewalk panel at least 1/4" deep.



Repair Options:

- Complete removal and replacement of the sidewalk panel.

SIDEWALK DEFECT E

Sidewalk has a horizontal joint (not including tooled sidewalk joints) or crack displacement more than 1/2" wide but less than 1" wide and is level with the remainder of the sidewalk panel. Does not meet the requirements of Defect B or C sidewalk panel.



Repair Options:

- Complete removal and replacement of the sidewalk panel.
- Clean areas of loose material and seal cracks with a polyurethane or acrylic type material for outdoor use.

SIDEWALK DEFECT F

Sidewalk ponds water or collects debris.



Repair Options:

- Complete removal and replacement of the sidewalk panel to allow positive drainage.
- Mud jacking the panel to establish positive drainage.
- Grade the parking area to drain sidewalk towards the street.
- Establish proper vegetation to prevent erosion.

SIDEWALK DEFECT G

Any combination of the following:

- Sidewalk has broken or missing corner only that is greater than 4 square inches but less than 16 square inches and does not meet the requirements of Defect B or C sidewalk panel.
- Multiple Sidewalk panels intersect with broken or missing corners provided the total area does not exceed the number of intersecting panels times 16 square inches per panel.



Repair Options:

- Complete removal and replacement of the sidewalk panel.
- Clean areas of loose material and seal cracks with a polyurethane or acrylic type material or concrete patching material for outdoor use.
- Partial panel replacement of corner areas. Repair must be doveled into the existing sidewalk panel.