

City of Allentown



Curb and Sidewalk Policy

City of Allentown Curb and Sidewalk Policy

It shall be the duty of owners of property having frontage on a dedicated and opened public street or alley to construct sidewalks, curbs, handicap ramps and crossovers (driveways) where any of the following conditions apply:

- ♦ Construction of new residential or non-residential structure
- ♦ Additions to non-residential structures
- ♦ Resurfacing, repaving, or other street or alley reconstruction
- ♦ Where deemed necessary by the City Engineer for safety reasons or where drainage problems exist

Further, it shall be the duty of the property owners, as noted above to construct concrete ADA Handicap Ramps, where the City Engineer deems feasible, when new installation of sidewalk and/or curb are made. They are also required when a replacement of curb and sidewalk is made so as to make the transition from street to sidewalk easily negotiable for handicap persons in wheelchairs and for other persons who may have difficulty in making the required step up or down from curb level to street level.

All such curbs, sidewalks, handicap ramps and crossovers (driveways) shall be constructed and maintained at the expense of the property owner for the safety and convenience of the public in accordance with this article, and standards and specifications established and maintained by the City of Allentown, Bureau of Engineering.

All improvements in the public right of way shall require approval of the City Engineer and the issuance of a work order/permit for same. (Section 907.01 City of Allentown Codified Ordinances).

Inspections

Every year, inspectors from the City's Public Works Department will inspect the curb and sidewalk areas on streets selected for the annual Streets Resurfacing Program. They evaluate/inspect to see what sidewalk, handicap ramps, crossovers (driveways) or curb should be replaced or installed before the street is repaved. If someone reports a complaint of a hazard or bad situation in the curb or sidewalk area anywhere in the City to the Department the inspectors will also respond to the specific complaint on a case by case basis. Defective concrete in need of repair is marked with white paint.

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Conditions That Require Curb Replacement or Installation (Examples)

Deterioration



Alignment and Grade



Non-existent Curb



Improper Construction



Old Slate Curb



Cracked



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Conditions That Require Sidewalk Replacement or Installation (Examples)

Spalling/Deterioration



Joint Failure



Settlement/Drainage Problem



Non-existent Sidewalk



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Conditions That Require Sidewalk Replacement or Installation (Examples)

Improper Material



Cracked



Displacement/Tripping Hazard



Patched



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Conditions That Require ADA Handicap Ramp Replacement or Installation (Examples)

Sidewalk Settlement/Non-ADA Compliant



Curb Deterioration/Non-ADA Compliant



No Existing Curb or Sidewalk



No Existing Sidewalk



Slate Curb/Non-ADA Compliant



Cracked/Non-ADA Compliant



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Curb and/or Sidewalk Notices

Upon notification to install / repair / replace curb and / or sidewalk, the adjacent property owner has 30 or 60 days (as defined in a curb and sidewalk notice) to inform the City of Allentown of their choice of options to have the work done. The owner has the option of obtaining a private contractor to do the work or utilize the City of Allentown's contractor and reimburse the City of Allentown. If no preference has been communicated to the City of Allentown within the 30 or 60 day notice, the City of Allentown will consider this as an approval to have its contractor do the work and invoice the adjacent property owner. The City's contractor will be paid Prevailing Wage Rates which may result in a higher cost to the property owner than if they contract with a private contractor.

If the City of Allentown's contractor does the work, the adjacent property owner has 90 days from the date of invoice to pay the City of Allentown. If the invoice is not paid within 90 days the City of Allentown imposes a penalty of 5% to the statement and thereafter an additional 1% interest charge per month on the outstanding balance. If payment is not subsequently made, the City of Allentown will file a lien against the property to recoup the construction expense.

Questions

For questions about what is to be repaired, how your concrete was marked, the cost of work to be done, hiring a licensed contractor, or required permits, please contact the Public Works Department at 641 S. 10th Street, Allentown, PA 18103 or telephone 610-437-7596.

Remember that not only are these repairs important to the appearance and value of your property, but they also protect you from liability from damages due to your defective concrete.