



Gahanna

DEPARTMENT OF ENGINEERING

JANUARY 27, 2026

Sidewalk Maintenance

- Per ORC 729, Repair of sidewalks, curb, gutters at owner's expense
- PROWAG Guidelines and Compliance
- Gahanna Sidewalk code updated in August 2023 (Section 903.4)
- Sidewalk Maintenance Guidelines updated in September 2023



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #243220

Ohio Revised Code

Section 729.01 Construction or repair of sidewalks, curbs, and gutters at expense of owners.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

In addition to the power conferred upon municipal corporations under section 727.01 of the Revised Code to construct sidewalks, curbs, or gutters and levy an assessment therefor, the legislative authority of a municipal corporation may require the construction or repair of sidewalks, curbs, or gutters within the municipal corporation by the owners of lots or lands abutting thereon, and upon the failure of such owners to construct or repair such sidewalks, curbs, or gutters within the time prescribed in the resolution adopted under section 729.02 of the Revised Code, may cause such sidewalks, curbs, or gutters to be constructed or repaired and assess the total cost thereof against the lots or lands abutting thereon, notwithstanding the provisions of sections 727.03 and 727.05 of the Revised Code.

903.4 - REPAIR AND MAINTENANCE OF SIDEWALKS AND RELATED AREAS.



(a) *City administered sidewalk maintenance.*

- (1) *Inspection program.* The Director or their designee shall conduct, as determined necessary by such appropriate public official, an inspection program designed to require repair and replacement of sidewalk areas and/or walkway areas integral to or monolithic with approach/apron areas within the City for the purpose of maintaining those areas in a good and orderly state of repair to protect the health, safety, and welfare of the public. The inspection program shall occur for each property within the City in accordance with the provisions of this Chapter. Such inspection will be performed as set forth within Section [903.4\(a\)\(2\)](#).

2026 Sidewalk Maintenance Lookback Program

Parcel ID	Site Address	Owner Defect Aggregate Cost	Owner Cost (50%)
025-003166	373 Depauw Ct	\$630.00	\$315.00
025-003168	381 Depauw Ct	\$1,436.24	\$718.12
025-003171	341 Waterbury Blvd	\$1,008.00	\$504.00
025-004098	287 Harrow Blvd	\$252.00	\$126.00
025-004099	643 Harrow Ct	\$252.00	\$126.00
025-004144	154 Landover Rd	\$1,580.00	\$790.00
025-004145	635 Fleetrn Ave	\$126.00	\$63.00
025-004146	645 Fleetrn Ave	\$612.00	\$306.00
025-004147	653 Fleetrn Ave	\$126.00	\$63.00
025-004148	661 Fleetrn Ave	\$1,378.00	\$689.00
025-004149	662 Fleetrn Ave	\$281.00	\$140.50
025-004150	654 Fleetrn Ave	\$504.00	\$252.00
025-004151	646 Fleetrn Ave	\$126.00	\$63.00
025-004152	636 Fleetrn Ave	\$378.00	\$189.00
025-004153	628 Fleetrn Ave	\$504.00	\$252.00
025-004154	620 Fleetrn Ave	\$252.00	\$126.00
025-004155	149 Landover Rd	\$738.00	\$369.00
025-004340	Ridenour Rd	\$0.00	\$0.00
025-004680	646 Codrington Cir	\$252.00	\$126.00
025-004683	596 Codrington Cir	\$504.00	\$252.00

RES-0014-2025 Exhibit A

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Spot Repairs Performed

636 FLEETRAN

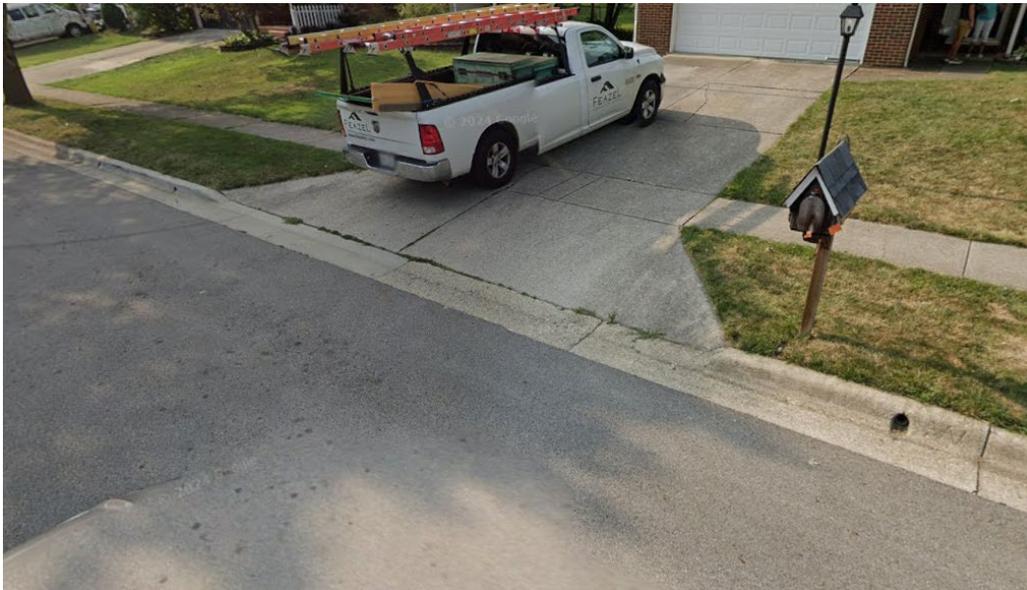


645 FLEETRAN

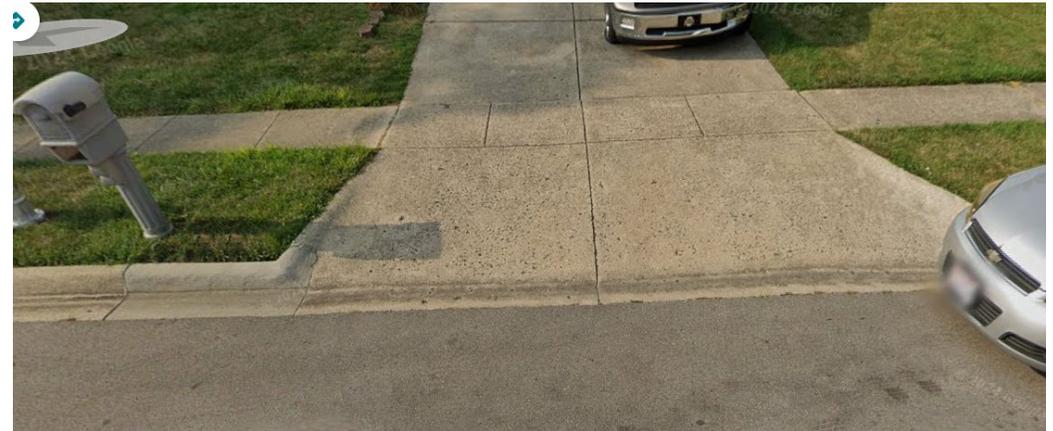


Spot Repairs Performed

646 FLEETRUN



654 FLEETRUN



RE: Notice of defect - Appeal question 149 Landover Rd



Brian Kennedy

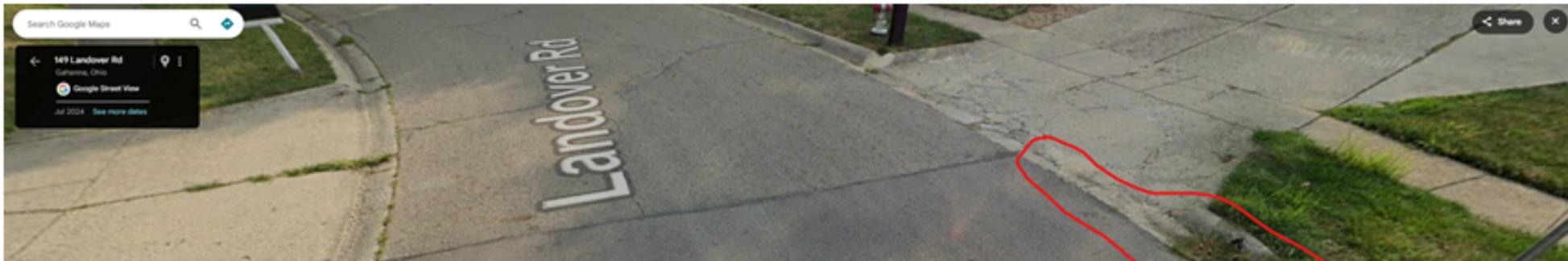
To ● Tracy Carr; ● Mike Carr

Cc ● Sidewalks



Wed 12/17

Good afternoon. I received approval to replace only the bad section(s) of curb and gutter up to the pavement cut off point on the 2021 Street program. Please see red circled areas in picture below for estimated area of replacement. Please also note that the driveway approach will not be replaced as part of this correction and is not in good condition and subject to crumbling during the curb and gutter replacement, which the city will not cover the repair. The contractors will do their very best to make a clean cut and provide a defined new curb and gutter edge.





Other Sidewalk Program Limits

CHERRYSTONE NORTH

CHERRYSTONE SOUTH



Other Sidewalk Program Limits

RONSON WAY NORTH SIDE



RONSON WAY SOUTH SIDE



Sidewalk Maintenance

- Gahanna Code 903.4(a)(2)

(2) *Inspection criteria.* The inspection criteria to be utilized by the Director or their designee shall include primary conditions deemed by such official to be potentially detrimental to the public health, safety and welfare. The criteria shall be consistent with that adopted by the Public Right-of-Way Accessibility Guidelines (PROWAG) as it now exists or may hereafter be amended. The existence of such conditions shall necessitate repair or replacement of sidewalks.

Sidewalk panels that have any of the following issues will require maintenance in accordance with the City's sidewalk code (Gah. Code §903.4):

- Surface Deterioration including but not limited to spalling, excessive cracking, vegetation, etc., typically causing an uneven or potentially slippery surface
- Vertical offsets: sections project above walk more than $\frac{1}{4}$ inch
 - Minor: Projections between $\frac{1}{4}$ inch and $\frac{3}{4}$ inch, unless caused by tree roots
 - Major: Projections greater than $\frac{3}{4}$ inch
- Horizontal offsets: gaps between joints or cracks more than $\frac{1}{2}$ inch
- Vegetation
 - Minor: Vegetation has overgrown the sidewalk, limiting the full dimension or causing an uneven surface
 - Major: Vegetation has caused significant deterioration of the panel (see Surface Deterioration)
- Obstructions (such as utilities)
 - This is typically not the responsibility of the property owner

Parcel Information:

Address: 149 LANDOVER RD | Parcel ID: 025-004155



Parcel Summary:

Quantities:

4" Concrete Replacement (SF)	6" Concrete Replacement (SF)	8" Concrete Replacement (SF)	Grinding (LF)	Patch Asphalt (SF)	Patch Concrete (SF)	Vegetation (LF)	ADA Ramp (ea)	Root Pruning (Panel)	Obstructions (ea)
40	60	0	0	0	0	0	0	0	0

Costs:

4" Concrete Replacement Cost	6" Concrete Replacement Cost	8" Concrete Replacement Cost	Grinding Cost	Patch Asphalt Cost	Patch Concrete Cost	Vegetation Cost	ADARamp Cost	Root Pruning Cost	Obstruction Cost	Owner Cost	Total Cost
\$640.00	\$1,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,720.00	\$1,720.00

Sidewalk Panel Detail

[A] – Excessive cracking | [B] – Concrete spalling | [C] – Gaps between joints or cracks | [D] – Other conditions causing an unsafe walking surface | [E] – Minor Vertical Offset | [F] - Major Vertical Offset (>0.75")

ParcelPanelNumber	Panel Type	Responsibility	Defect	4in Concrete Replacement (SF)	6in Concrete Replacement (SF)	8in Concrete Replacement (SF)	Grinding(LF)	Patch Asphalt (SF)	Patch Concrete (SF)	Vegetation (LF)	Root Pruning (Panel)
1	Sidewalk	Owner	A	20	0	0	0	0	0	0	0
2	Sidewalk	Owner	F	20	0	0	0	0	0	0	0
9	Residential Driveway	Owner	A	0	20	0	0	0	0	0	0
10	Residential Driveway	Owner	A	0	20	0	0	0	0	0	0
11	Residential Driveway	Owner	A	0	20	0	0	0	0	0	0

Panel 1

Minor vertical offset

Greater than $\frac{1}{4}$ "

Less than $\frac{3}{4}$ "



Panel 2

Major Vertical Offset
Greater than $\frac{3}{4}$ "



Panel 9

Excessive Cracking



Panel 9

Pitting



Panel 10

Excessive Cracking



Panel 10

Deterioration



Panel 11

Excessive Cracking



Panel 11

Deterioration

