

City of Garfield Heights
Building Department
5407 Turney Rd. 44125
(216) 475-3835



CRITERIA FOR CONDEMNING SIDEWALK, DRIVEWAYS, APRONS, PATIOS OR PORTIONS THEREOF

1. A height differential of one inch (1") or more between sections of paving.
2. Multiple cracks in a block, creating three (3) or more pieces.
3. Abrupt dips or raised areas in a walk that deviate more than 2 3/4" from a straight-line grade within 10' of walk.
4. A spalled or scales surface over 50% or more of the area of a block.
5. Gaps or cracks exceeding one inch (1") in width.
6. Loose, rocking or missing sidewalk areas.
7. Blocks having a reverse slope (sloping away from the street or away from the intended grade) and causing the collection of mud or water.
8. Too severe a slope (more than 3/4" vertical rise or fall in a 12" horizontal run.)
9. A surface that is so smooth that it will be slippery (it will resemble a smooth steel plate or smooth steel-troweled finish).
10. Obstructions in a sidewalk area (stumps, private sign posts, stones or any other unauthorized object).
11. Water, gas or other valve boxes that are not at the proper grade.
12. Defective columns, supporting walls or slabs, or defective slabs, over a subspace or other open "bridge" area.
13. Growth in cracks or joints of concrete or asphalt.

Driveways may be constructed of asphalt or concrete a minimum of 4" thick. A minimum 2" thick asphalt overlay over 4" concrete is permitted
Aprons and public walk must be concrete.

Acceptable methods of repair:

No concrete slab shall be smaller than five feet by five feet (5'x5'). Saw cut any edge to be butted to new concrete unless there is a clean break along the tooled edge. Concrete blocks may be raised or lowered and sand or gravel screenings used as fill underneath. Cracks shall be neatly filled with a compatible filler or sealant.

Concrete topping cannot be used to repair concrete.