

Subject: Concrete Patios, Stoops and Steps Replacement, Repair or Coating

Adopted: November 2009

Revised: June 2015

The following standard is for construction, replacement, repair or coating of a concrete patio, stoop or steps.

All replacements or repairs must be approved by the Architectural Control Committee (ACC). Please refer to Documents 010 and 011, Application Form, and Guidelines, which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed, except in extreme emergency situations, until they have received a signed copy of Disposition of Application, Document 013, a copy of which should be submitted to the City of Bloomington if a Building Permit is required. Homeowners are not encouraged to perform repair or replacement of concrete work on their property, but rather are encouraged to use a reputable contractor who is capable of producing quality work.

At a minimum, Minnesota State Codes for concrete work will be strictly followed, along with any applicable City of Bloomington codes. Concrete replacement usually does not require a building permit, but homeowners should consult with their contractor to insure that the proper permit, if required, is secured from the City of Bloomington.

Concrete Patios, Stoop and Steps

1. For Stoop and Step Replacements, the concrete work should provide the aesthetic appearance of the existing design, color and material of concrete work in the adjoining units and common areas.
2. Special attention should be given to the preparation of the ground below the new concrete structure, and to the quality of the concrete material, to insure the prevention of cracking of the concrete.
3. Replacement of steps and stoops should conform to all existing codes for elevation of the steps. Construction of any structure designed to accommodate handicap access shall conform to existing State of Minnesota and City of Bloomington code guidelines.
4. Repair of Concrete Stoops and Steps should be undertaken with care to provide a flat surface with sufficient abrasive quality to minimize slipping. For example, the addition of tile or any other surface which increases the potential for slipping by those using the steps or stoop is prohibited.
5. For Patio Replacements, a change of patio appearance using different material will be considered. Samples of the proposed design and material must be submitted to and approved by the ACC. Examples of alternatives to the traditional smooth-surfaced, gray-colored concrete work may include concrete patio blocks, stamped/embossed poured concrete, concrete or clay-composition or other durable material that, when installed with a proper base, will provide a patio that provides a consistently flat surface, without cracking or heaving.
6. The color of the proposed replacement material for patios shall be compatible with the siding and trim color of the unit, as well as that of adjoining units and structures.
7. Color coating of patios, stoops or steps may be done using a material equivalent to Great Garage Floors Creme Sand.