



CITY OF WENATCHEE

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**DEPARTMENT OF PUBLIC WORKS
PRE-APPROVED PLANS POLICY**

Policy R-5: REPLACEMENT OF EXISTING CURB AND SIDEWALK

Over time, public improvements such as curb, gutter, sidewalks, and driveways deteriorate by cracking, heaving, spalling, exposing aggregate, joint separation, etc. Wenatchee City Code (WCC) Chapter 7.23.020 and 7.23.030 require adjacent property owners to be responsible for their abutting sidewalk and “..... to maintain said sidewalk at all times in a safe condition free of any and all obstruction or defects....”.

When redevelopment of a property occurs and the permit triggers street improvements (see WCC 7.22.020 for further definition of required street improvements) it provides an opportunity to have the property owner repair the deteriorated street improvements. In addition to the general design criteria found in the Public Works Pre-Approved Plans, the conditions under which curb, sidewalk, and driveway remain, or may be replaced are as follows:

1. Each 10-foot section of curb, sidewalk and/or driveway, and curb ramp will be allowed one crack perpendicular to the road. The crack should show no differential settlement, no spalling, and be no greater than 1/32” in width for recently completed construction (within one year of installation).
2. If a sidewalk panel must be replaced, it may be saw cut on the “finish joint” and half of the 10-foot section replaced (monolithic curb and sidewalk sections must be a minimum of 5 feet in length).
3. If a curb must be replaced, the entire 10-foot section must be replaced from expansion joint to expansion joint.
4. If the curb, sidewalk, and/or driveway are heaved, spalled, aggregated, and/or have separated joints, they shall be removed and replaced.
5. The Development Review Staff shall determine which curbs, sidewalks, and driveways shall be removed and replaced.

6. Any unused driveway shall be removed and restored with new standard curb and gutter and sidewalk. Examples are when a building's garage door is walled in, or a fence or wall or changes in grade or landscaping prevent vehicle access to an off-street parking area.
7. No color or tint shall be added to public sidewalks, unless approved by Public Works.
8. During the project construction, the contractor must protect the existing street improvements from being damaged. Any sidewalk damaged during the construction of the project shall be removed and replaced regardless of the extent of the damage, i.e., a small fracture of sidewalk, caused by the contractor, shall be removed and replaced.