

Broken Sidewalk Repair and Replacement

Rev. 2014

In an effort to avoid confusion and premature replacement of sidewalks the following criteria is to be used in determining the need to replace city sidewalks. (With a general understanding that concrete will crack and over time small cracks can become larger possibly requiring replacement. This knowledge can be used to look at these concrete replacements with a degree of practicality.) 12.16.101 of the City Ordinance states that the expense of repairing walks/curbs is the responsibility of the person by act or omission damaged the sidewalk/curbing. Recently ordinance 15.04.060 was adopted which requires damaged city improvements to be replaced prior to final occupancy.

The following types of cracks/defects may be noted on the inspection report but will **NOT** require replacement of the sidewalk as part of a final inspection.

- **Single cracks** from “hairline” to ¼” nominal width that generally run perpendicular to the length of the sidewalk or gutter. Provided that there is no evidence of vertical offset which may create a tripping hazard.
- **Small chips or gouges** in the finished surfaces of less than one (1) inch in depth.

The following will be noted on the inspection report and **will be** required to be completed prior to occupancy.

- **Chips or gouges** in sidewalks or the backs of curbing that is greater than one inch in depth but, less than three (3) inches in depth may be patched using an epoxy based patching compound. (Several products exist.) Information about product used must be supplied to the building department to be included on the inspection report approving the patch.

The following types of damage **must be replaced** by removing the entire concrete sidewalk section. Saw cutting of damaged portions may be done provided the remaining and any new sections are no smaller than 5 feet in length and full width of the sidewalk. (Cut lines are considered as section lines.)

- Any crack over ¼” in nominal width regardless of running direction.
- Multiple cracks where the cracks are less than the width of the sidewalk apart.
- Cracks that converge creating small isolated pieces of sidewalk.
- Cracks that generally run parallel to the length of the sidewalk.
- Cracks that circle back to the original side of the sidewalk creating a “half moon” piece of broken concrete.
- Any crack that has allowed the concrete to move vertically from the adjoining piece or section in excess of ¼” or which the inspector deems a tripping hazard.
- Chips and gouges in or along sidewalks and curbs greater than three inches deep will require the entire section to be replaced.
- Any damage which in the inspectors’ opinion was clearly the result of negligence on the part of the builder. Or damage which appears will quickly result in a failure of the sidewalk or gutter and its intended function.