



ISSUE DATE	July 2008. Revised January 2019.
APPROVED:	Jim Taschner, Civil Code Consistency Coordinator

POLICY

City staff are directed to use the Adaptive Reuse Program Sidewalk Repairs Policy. As part of the program, some concessions have been made by city departments to help streamline development. One of the concessions is that these projects will not be required to repair existing concrete that has cracking with a vertical displacement of less than 1/2-inch. This treats adaptive reuse projects 5,000 square feet or less similar to remodel projects and will evaluate the applicability for projects up to 25,000 square feet on a case by case basis. Staff should consult with the Civil Engineering Code Consistency Coordinator to determine the appropriateness of application to projects between 5,000 and 25,000 square feet.

As applicable, Planning and Development Department civil plan review staff should modify the standard plan note on the appropriate plans as follows:

1. Existing cracked concrete curb, gutter, sidewalk or driveway slab within right-of-way that has vertical displacement greater 1/2-inch shall be removed and replaced, as noted by city inspectors, before final acceptance of the work.
2. New or existing concrete work that is damaged during construction in any way shall be removed and replaced, as noted by city inspectors, before final acceptance of the work.

This policy applies to Tiers 1 automatically and to Tier 2 on a case by case basis for structures permitted prior to 2000.

Tier 1: 5,000 square foot maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 square feet to 25,000 square feet.

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.