

CITY OF KIRKLAND

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DEPARTMENT OF PUBLIC WORKS PRE-APPROVED PLANS POLICY

Policy R-11: 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. According to the Kirkland Municipal Code, KMC 19.20.020 & 030, street improvements are to be maintained “in a safe condition, free of any obstructions or defects . . .”, and . . . the expense of maintenance and repair are “to borne by the property directly abutting thereon . . .” When redevelopment of a property occurs, 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 will be allowed one crack perpendicular to the road. The crack should show no differential settlement, no spalling, and generally be no greater than 1/32” in width for recently completed construction (within one year of installation), and 1/8” in width for existing improvements (one year and older).
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 (curb 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 Public Works Department shall determine which curbs, sidewalks, and driveways shall be removed and replaced.
6. No color or tint shall be added, unless approved by Public Works.