

**CITY OF SPOKANE
PUBLIC RULE AND PROCEDURE**

CITY OF SPOKANE PUBLIC RULE AND PROCEDURE	RULE 4700-26-01 LGL 2025-0020 RES 2026-0028
TITLE – Existing Sidewalk Maintenance and Minor Repairs EFFECTIVE DATE – May 1, 2025 REVISION EFFECTIVE DATE: May 11, 2026	

1.0 GENERAL

1.1 PURPOSE

The purpose of this public rule is to comply with the provisions of Spokane Municipal Code (SMC) 12.01.010.C and 12.01.010.D, establishing and clarifying the application of the ordinance relating to minor sidewalk repairs and maintenance projects. This rule defines the types of projects that require plan review, permitting, licensing and bonding requirements for contractors, as well as minor repairs that may be exempt from such requirements.

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2.0 DEPARTMENTS/DIVISIONS AFFECTED

Community and Economic Development Division (Development Services Center and Code Enforcement Departments) and Public Works Division (Engineering Services).

3.0 REFERENCES

SMC 12.01.010

4.0 DEFINITIONS

“Lift” is an elevation gap between two sidewalk panels where they abut each other.

5.0 POLICY

It is the policy of the City of Spokane that owners and occupants of property that is adjacent to sidewalks are responsible for maintenance and repairs of existing sidewalks. Generally, any work upon the City right-of-way must follow proscribed permitting, licensing, bonding, and insurance requirements. However, such requirements historically have prevented adjacent owners (or their qualified contractors) from conducting minor repairs in the City right-of-way. This rule, as authorized by SMC 12.01.010.C and 12.01.010.D, establishes conditions under which owners may perform minor maintenance and repairs of existing sidewalk deficiencies without the requirements of certain licensing, bonding or insurance requirements. Nothing in this public rule is to be construed to waive applicable building and construction permit and inspection requirements except as specifically indicated in this rule.

6.0 PROCEDURE

6.1 For the following projects, no permit is required, and the work may be performed by the property owner:

- Grinding less than ½ inch (height) lifts to provide a level walking surface.
- Filling less than ½ inch (width) cracks, gaps or holes within panels or between panels.

6.2 For the following projects, a permit and plan review are required through the Development Services Center, but the work may be performed by the property owner:

- Grinding/filling of cracks, gaps or holes within or between panels in excess of ½ inch width.
- Surface coating to address spalling or surface deterioration.
- Less than 15 linear ft. of sidewalk replacement.

6.3 For the following projects, a permit and plan review are required through the Development Services Center. These projects must be performed by a licensed and bonded contractor that meets City specifications:

- Any sidewalk replacement or repair where tree work or root related issues are involved. A tree permit from Urban Forestry must also be obtained to perform this type of work.
- Sidewalk replacement of more than 15 linear ft.
- Any sidewalk repair project, regardless of scope, in a non-residential zone or not adjacent to a single-family home.
- Any project otherwise described in sections 6.1. and 6.2 above.

7.0 RESPONSIBILITIES

The Development Services Center is responsible for all aspects of plan review, permit issuance, and inspections conducted under the permit process.

8.0 APPENDICES

N/A

APPROVED BY:

<p><i>Michael J Piccolo</i> Michael J Piccolo (May 21, 2026 09:57:09 PDT) <hr/> City Attorney</p>	<p>May 21, 2026 <hr/> Date</p>
<p><i>Steve MacDonald</i> Steve MacDonald (May 21, 2026 12:31:47 PDT) <hr/> Division Director</p>	<p>May 21, 2026 <hr/> Date</p>
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Public Rule 4700-26-01 (Existing Sidewalk Maintenance and Minor Repairs) (002)

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