

Sidewalk Replacement Program

Questions and Answers

Why has my sidewalk been chosen for replacement?

During a recent inspection, City inspectors found certain sections of sidewalk abutting your property to be in need of replacement. This inspection is part of a yearly program created to comply with Chapter 48 of City Ordinance. We know that you take pride in your property and want to preserve its value. Sidewalk maintenance is important to both appearance and value. Most important, it may save a pedestrian from injury and you from an expensive lawsuit.

Why is replacement necessary?

Removal and replacement is necessary to provide a safe and uniform path for you and your neighbors.

How much will this cost?

A detailed itemized listing of costs for your lot is in the attached letter. On an individual lot you are responsible for 100% of the sidewalk across your frontage. If you own a residential corner lot, the City will pay for 40% of the costs of the first 150' of the side yard. You will be responsible for 100% of the costs for over 150' of the side yard. If the sidewalk needs to be replaced across the rear of your residential property, the City will pay for 100% of the cost. The City will pay for 100% of ramp replacement at intersections.

Can I make permanent repairs instead of replacement?

Filling cracks, vertical or horizontal gaps or displacements by placing mortar or asphalt is not considered a permanent repair. Raising sidewalk flags by "mudjacking" or other means will not be done by the City. However, your contractor may raise the flags of the sidewalk. If you elect to do mudjacking, an inspection is required to approve the work. Approval is required prior to the date given in the attached letter. No time extensions will be allowed. If you have the walk repaired, you must notify the Office of Engineering to be removed from the list.

How can I replace the sidewalk?

You have three options:

1. Allow the City's contractor to replace the sidewalk as part of this program.
2. Hire your own contractor.
3. Do the work yourself.

Note: If you elect to hire a contractor or do the work yourself, you must obtain a permit from the City's Office of Building Services and complete the work before the date given in the attached letter. If work is not completed by the date indicated in the attached letter, the building permit will expire, and the City contractor will complete the work on your behalf when he is in your area. You will be invoiced for work done. No time extensions will be allowed. Building permits are \$121.00. Any contractor obtaining a concrete permit must have a valid Michigan Builder's License. If you have the walk repaired, you must notify the Office of Engineering to be removed from the list.

All work must be completed in accordance with the current standards and specifications of the City of Sterling Heights. Copies of the standards and specifications are available at the Office of Building Services when you obtain your permit.

If you do nothing, the City's contractor will be in your area and will replace the sidewalk at your expense. You do not have to obtain a permit if the work is done by the City's contractor. The City will send you an invoice to pay, itemizing the charges for work done.

If you wish to have additional sidewalk or approaches replaced by the City's contractor that has not been marked by City inspectors, a form is available from the Office of Engineering that must be completed by the property owner.

May I have private work done by the City contractor?

The contractor is responsible to the City to complete the required amount of work within a specific time and is penalized if he exceeds the time allowed in the contract. However, if the contractor wants to take on additional work, he is free to do so.

Any additional work (driveways, porches, patios, etc.) would be a private agreement between you and the contractor. The contractor will be required to obtain a separate permit for this additional work. You also must be sure that you are not paying the contractor directly for work done by the City.

The City will not become involved in disputes between you and the contractor for items of private work. You and the contractor must negotiate the price, timing, restoration and payment terms for all private work.

What about my sprinkler system?

The contractor is responsible for repairs due to damage caused by the repair process. The City or the contractor will not reimburse you if you choose to have damage fixed on your own. To help avoid any problems with a sprinkler system, please mark the location of the sprinkler system with paint or flags.

Will the contractor restore my lawn after the work?

Within a short time, the lawn should restore itself. Usually only a few inches of grass adjacent to the replaced sidewalk is uprooted. This strip will be filled with topsoil and compacted after the concrete forms are removed. No grass will be replaced in the interest of keeping your cost to a minimum and because of the difficulty of matching all the various types of lawn encountered. A healthy lawn normally spreads quickly to the edge of the new sidewalk.

What about damage caused by trees or utility structures?

For ecological reasons the City does not remove trees from the public right-of-way, except for dead or diseased trees. For additional information on city street trees, please refer to the "City Street Tree and Stump Removal Policy."

Where tree roots have displaced the sidewalk, roots will be removed prior to new sidewalk installation. A healthy tree should survive this process.



Homeowners are responsible for replacement of all sidewalks damaged by tree roots whether the tree is on public or private land. The City will pay 100% of the costs of sidewalks damaged by manhole covers or water gate wells when they are located in the sidewalk. Flags of sidewalk which have been replaced as part of the City's Sidewalk Replacement Program are warranted for a two-year period. Flags of sidewalk which have been replaced as part of the City's Sidewalk Replacement Program due to street tree root damage are warranted for a 10-year period. The determination for sidewalk replacement will be made based on the existing sidewalk replacement criteria. Please be aware that fresh concrete should not be salted for a recommended three-year period. Concrete continually cures and salting can cause pitting of the surface. This type of deterioration due to salting is not warranted.

If I still have questions, whom should I call?

- Construction information:
 - Office of Engineering (586) 446-2720
- Billing information:
 - Office of Treasury (586) 446-2780
- Permit information:
 - Office of Building Services (586) 446-2360
- General information:
 - Community Relations (586) 446-CITY (2489)
- Street tree information:
 - Public Works Department (586) 446-2440



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