

Sidewalk Replacement Program Questions and Answers

WHY HAS MY SIDEWALK BEEN CHOSEN FOR REPLACEMENT?

We know that you take pride in your property and want to preserve its appearance, value and safety. During a recent inspection, City inspectors found sidewalk abutting your property that need to be replaced. This inspection is part of a program created to comply with Chapter 48 of City Ordinance.

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?

An estimated list of costs for your lot is provided on the attached letter. On a residential 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 frontage. 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 and sidewalk damaged by city utility structures. The City will send you an invoice after the program is completed, itemizing the charges for work done.

WILL THERE BE PAYMENT OPTIONS?

You may choose to pay the amount due after receiving the invoice, or enter into a 5-year annual payment program at a low interest rate. The average bill equates to a cost per month of \$18.00.

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.

If you choose option 1, the City's contractor will be in your area and will replace the sidewalk at your expense. There is nothing else you need to do.

If you choose option 2 or 3, 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. 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 program.

CAN I REPLACE ADDITIONAL SIDEWALK?

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?

Any additional work on private property (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.

WILL THE CONTRACTOR RESTORE MY LAWN AFTER THE WORK?

Usually only a few inches of grass adjacent to the replaced sidewalk is disturbed. This strip will be filled with topsoil, compacted and seeded after the concrete forms are removed. A healthy lawn normally spreads quickly to the edge of the new sidewalk.

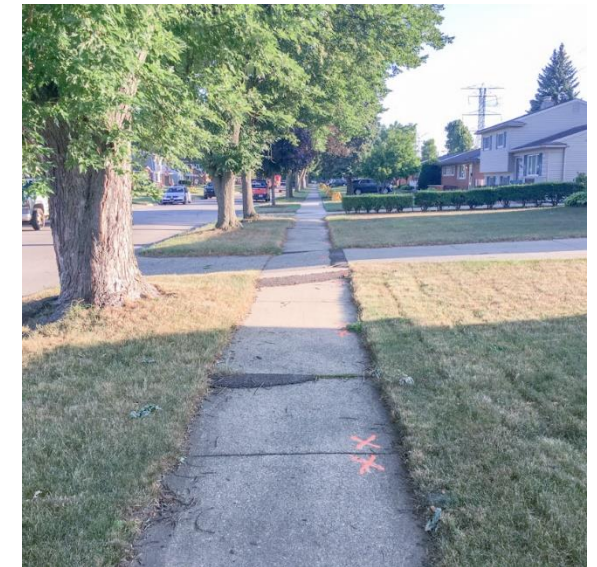
WHAT ABOUT MY SPRINKLER SYSTEM?

The contractor will repair sprinkler system damage caused by the repair process. The City nor the contractor will reimburse you if you choose to have damage fixed on your own. To help avoid any problems with sprinkler system, please mark the location of the sprinkler system with paint or flags.

WHAT ARE THE CRITERIA USED FOR INSPECTIONS?

The list of sidewalk inspection criteria are available on the City Sidewalk Program page.

More info at sterling-heights.net/sidewalk.



WHAT ABOUT SIDEWALK DAMAGE CAUSED BY TREES?

For environmental 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.

IS THE SIDEWALK WORK WARRANTIED?

Sidewalk that has 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 to prevent pitting.

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 (586) 446-2360

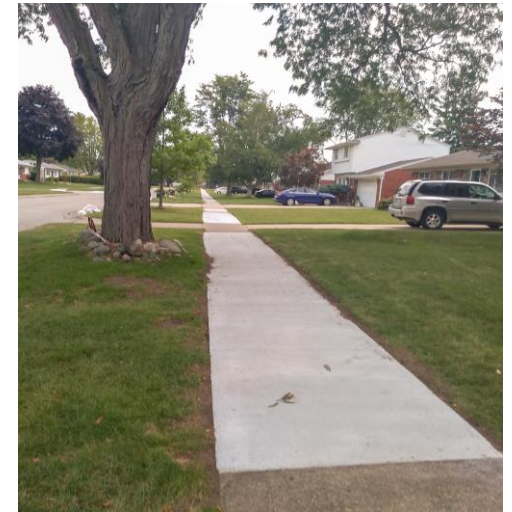
General Information:
Community Relations (586) 446-CITY (2489)

Street Tree Information:
Public Works Department (586) 446-2440

Scan here for more information.



2022 Sidewalk Replacement Program



sterling-heights.net/sidewalk