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February 15, 2021

City of St. Clair Shores

Notice to Repair by 5.1.21

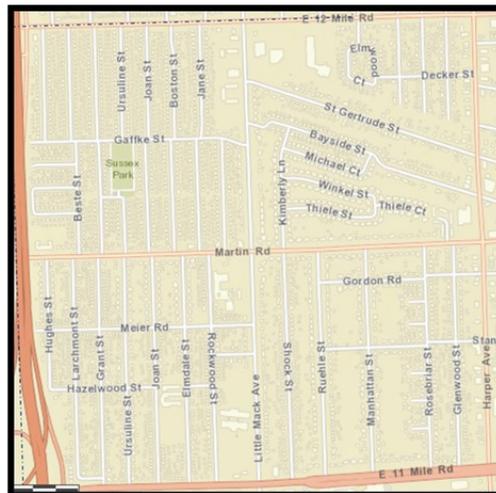
District 6 Sidewalk Repair Program

Since 1991, a sidewalk repair program has been in place to replace defective sidewalks throughout the community. This program is designed to replace sidewalks that have fallen into a state of disrepair, which result in increased liability to both the City of St. Clair Shores and property owners.

The City is proceeding with **District Six, located between 11 & 12 Mile, from Harper to the west city limits.**

Since enforcement of the program is in effect within your area, you may notice paint marks on your sidewalk slabs and/or driveway approach this fall.

You have the option of hiring your own contractor. However, after **May 1, 2021, any marked sidewalks and approaches (X or A) that haven't been repaired or replaced by you, will be REPLACED (not repaired) by the City contractor and billed to the property owner.**



The City contractor will begin work after May 1, 2021 and continue through the end of the 2021 construction season. Permits for sidewalk/approach will not be issued after May 1, 2021.

If you choose to replace or raise the slab(s) yourself or hire your own contractor, a permit is required prior to starting and an inspection is required.

If your sidewalk or approach is marked with an orange:

- **X** - it must be replaced.
- **R** - it may be able to be raised (*see pg. 5 for clarification).
- **A** - it can be repaired **BY YOU**, such as patching a hole or sealing a crack with an epoxy available at any hardware store. Please call the inspector after the repair to ensure it is approved and our records reflect it as such.



Commonly Asked Questions

In an effort to provide a clear explanation of the sidewalk repair program, the following questions and answers are included:

1. On what basis did the inspector find my sidewalk and/or driveway approach to be defective?

The inspector will decide which areas are defective and in need of repair/replacement by utilizing various standards including, but not limited to slope variance, pitting, cracks, spalling or settlement (see guidelines pg. 4).

2. If I choose to make the repairs myself or hire my own contractor, are there specifications to which the work must conform?

Yes, the work must conform to City specifications that may be obtained from the Community Development Department located at 27600 Jefferson Ave. Permits are required for all work and must be obtained prior to beginning any work. The permit fee, which includes inspection, is \$40 for the replacement of concrete. Concrete replacement requires a form inspection prior to pouring. Contractors must be licensed and bonded with the City.

3. Can the concrete be raised?

Only if the slab is tipped and does not meet any of the other criteria. The permit cost for raising concrete is \$10. Inspections are required before starting work – to assure the slab can be raised – and upon completion of the work. Failure to obtain necessary permits or required inspections constitutes a violation of City ordinance and may be subject to court action or replacement by the City contractor at the homeowner's expense.

4. Can the concrete be patched?

If there is a flag of concrete that has limited wear, is in good condition and was marked due to a hole in the flag, the City may allow the hole (s) to be repaired with an approved concrete patch (see example pg. 5). Prior to any repairs being made, please contact the Community Development Department and request the inspector to come out and evaluate whether an epoxy repair will be acceptable. Epoxy repairs are not acceptable repairs for cracks in the sidewalk, spalling, or trip hazards.

5. If there are trip hazards, can the edge be ground down?

Trip hazards that are no greater than 1 inch can be ground down on 6-inch thick flags of sidewalk and drive approaches. Prior to any grinding being done, contact the Community Development Department and request the inspector to come out and evaluate whether grinding is an acceptable repair.

6. What if I elect not to make the repairs myself or through a contractor?

If the work is not done by the property owner or private contractor by May 1, 2021, the City will automatically replace the marked concrete and invoice the property owner. Billing is tentatively scheduled for fall 2021. Any unpaid balances after the due date on those bills will continue to accrue interest at one percent per month. Failure to pay by June 1, 2022 will result in placement of these charges to your summer tax bill with additional penalties.

Q&A (continued)

7. What happens if tree roots cause the sidewalk problem?

After the millage reduction of 1983, the City no longer pays for sidewalks damaged by tree roots. Tree roots are the responsibility of the property owner. Any sidewalk damage resulting from tree roots requires repair by the property owner along with the removal of any tree roots that would interfere with the replacement of the sidewalk. The City's contractor will cut back the roots to a depth of 10 inches below the subgrade so that they will not interfere with the replacement of the sidewalk.

8. What happens if the sewer lead or water lead to the house causes the sidewalk problem?

Any sidewalk problem relating to the property owner's sanitary sewer lead or water service is the responsibility of the property owner.

9. Can additional portions of the sidewalk be replaced at the same time by the City's contractor and be paid for as part of the sidewalk repair program?

Yes, additional sidewalk/driveway approach work other than what has been marked for replacement may be replaced as part of the sidewalk program at the same unit price. You must contact the inspector so that proper arrangements can be made. This does not include any

driveway work desired by the property owner. Additional work on private property requires a separate permit and approval and must be arranged and paid for on an individual basis with the contractor.

10. Who is responsible for payment of the required work if I intend to sell the property, or if I am in the process of selling the property?

The owner of record at the time of this "Notice to Repair" letter is responsible for payment.

Also, the owner of record is responsible to notify future property owners and/or title companies of said "Notice to Repair" and should provide them with this information packet.

11. Whose responsibility is it where the sidewalk crosses the property line?

Property lines are determined using available resources; i.e., irons, markings, or as a last resort, fence lines. In the event of an error, the City will re-measure upon notification from the property owner.

12. Where will I park my car if the driveway approach is being replaced?

Residents are allowed to park on the street while their approach is being replaced. If your vehicle is parked in the driveway when the contractor is ready to begin work they will knock on the door and ask you to park it in the street.

The contractor generally drops off barricades along the street the day prior to beginning work on that street.

13. Whom may I contact for further information?

You may call Community Development at (586) 447-3340. Keep in mind that only one inspector is available for the entire district and questions regarding the marking will be answered only after the entire district has been marked.

If you have any questions regarding the markings on your sidewalk/driveway approach, please thoroughly review the criteria for the markings on the next page before calling City offices at 586-447-3340. All questions or concerns regarding markings must be logged prior to commencement of work.

We appreciate your patience and cooperation during the administration of this project.

**Christopher R. Rayes,
RA, AICP
Community Svcs. Director**

Hazardous Sidewalk & Driveway Approach Criteria & General Guidelines

1. Sidewalks must be a minimum of 5 feet wide.
2. 1-inch tripping hazard on any surface.
3. Concrete angled (settled) or raised more than one inch from original grade.
4. Significant surface pitting (holes), spalling (rough surface), or deterioration to the extent of being hazardous.
5. Concrete that has no pitch (i.e., flat), is pitched toward the house, or is pitched toward the pavement more than **1/2 inch** per foot. When circumstances warrant, concrete may be allowed to exceed the 1/2 inch slope, i.e., concrete walk adjacent to drive approaches.
6. Concrete surfaces that are gapped between adjoining pieces more than 1 inch.
7. Asphalt composition instead of concrete.
8. Any topical application existing to eliminate a trip hazard is considered a temporary repair and must be replaced.
9. Concrete that has more than one crack, shifted or opened up.
10. Colored concrete slabs or sections.
11. Grinding is allowed only on 6-inch concrete for the purpose of eliminating a tripping hazard (See Q&A number 5).
12. The City reserves the right to add additional criteria as deemed necessary to eliminate unforeseen problems.



Concrete
Repairs

2020/2021 SIDEWALK REPLACEMENT COSTS Performed by Italia Construction, Inc.

4" existing sidewalk – remove & replace	\$ 5.91/sq. ft.
6" existing sidewalk (adjacent to the approach) – remove & replace	\$ 6.76/sq. ft.
6" existing approach – remove and replace	\$ 6.76/sq. ft.
8" existing sidewalk – remove and replace	\$ 8.92/sq. ft.
Remove concrete and backfill with topsoil	\$ 2.76/sq. ft.
*Mud jacking 4" slabs	\$ 96.00/slab
*Mud jacking 6" slabs	\$ 108.00/slab

***There are some cases where after it is marked, it is determined in the field that mud jacking is not feasible. In these cases, please be aware that slabs marked for mud jacking may end up being removed and replaced instead, at replacement price.**

The above costs include removal of tree roots, permit/inspection fees and applicable administrative fees.

Work is scheduled to begin in May 1, 2021.

Any marked slabs that are not repaired or replaced by the property owner or private contractor will be corrected by Italia Construction Inc., & invoiced by the City to the property owner.

If you have any further questions, please call the Community Development Department at 586-447-3340.

If your sidewalk or approach is marked with an orange "A" this means the repairs can be made by you - such as sealing a crack, or patching a hole.

**Please call 586-447-3339 for inspection
once the repair is made.**



If sealing a crack is the repair needed, you can find a concrete sealant like this at your local hardware store.



If you're unsure
what repair is
needed, call 586-
447-3339.

If filling a hole is the repair needed, you can find a patch mix like this at your local hardware store.

