



SIDEWALK MAINTENANCE PROGRAM INFORMATION GUIDE

In the interest of promoting safe pedestrian travel, the township adopted ordinances (Section 58-528 of the Code of Ordinances) that require that defective sidewalks be maintained and repaired. Additionally, under the Americans with Disabilities Act, the township's Sidewalk Maintenance Program identifies defects and implements repairs to ensure that the sidewalks meet federal guidelines. The following questions and answers provide a clear explanation of the sidewalk repair program.

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

The inspector decides which areas are defective and in need of repair or replacement by utilizing the following list of established standards:

- The sidewalk is broken, chipped, has deteriorating cracks or an uneven grade.
- The surface area of 25 percent or more exhibits signs of pitting, spalling or popping.
- The sidewalk has a negative pitch and slopes away from the street.
- The sidewalk sections have a vertical differential from adjacent walk grades of 3/4-inch or more. Reasons for grade differences include but are not limited to tree lifts or trench settlements.
- The sidewalk has excessive cracks with pieces less than two feet in any direction.
- The sidewalk has an excessive slope, exceeding 1 inch per foot.
- Joint failure is evident.
- The sidewalks exhibit signs of ponding water because of settlement.
- Other conditions are causing an unsafe surface in the opinion of the township engineer.

What if I disagree with the findings of the township?

Property owners may contact the township engineer, Anderson, Eckstein and Westrick, Inc., at 586-726-9734 or email tgunst@aeuinc.com to get clarification.

How do I know which areas of sidewalk need replacement?

The Sidewalk Maintenance Program are the sections marked with green.



What options do I have to make the necessary repairs?

If you have received a notice requiring repairs, you may do one of the following.

- Complete the repairs yourself.
- Hire a private contractor to complete the repairs.
- Use the township contractor to complete the repairs following the instructions in the notice.

If I choose to make the repairs myself or hire a private contractor, are there specifications to which the work must conform?

Yes, the work must conform to township and ADA standards. If a homeowner or private contractor is not familiar with these standards, they may call the township's building department at 586-731-5969 or visit shelbytwp.org/sidewalks to verify requirements. Contact Anderson, Eckstein and Westrick, Inc. at 586-726-9734 or email tgunst@awinc.com after repair completion to arrange an inspection.

Are permits required?

Permits are required for homeowners and private contractors repairing areas greater than 100 square feet. You must obtain permits before any work can begin. A sidewalk permit application is available at shelbytwp.org/sidewalks.

Can the concrete be raised?

The concrete may be raised only in situations where the slab is tipped and does not involve other defects. Raising the slab without prior township approval is at the homeowner's risk.

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

Trip hazards less than 3/4-inch can be ground down on 6-inch thick flags of sidewalk and drive approaches. We caution that the vast majority of sidewalks are less than 6-inches thick. The cross slope of the ground sidewalk shall not exceed 2 percent.

What happens if tree roots cause the sidewalk problem?

Tree roots are the responsibility of the property owner. Any sidewalk damage resulting from tree roots requires repair by the property owner, along with removing any tree roots that would interfere with the replacement of the sidewalk. If you use the township contractor to make repairs, tree root removal is incorporated.

Will Shelby Township remove a tree that is damaging my sidewalk?

Shelby Township does not remove trees from the public road right of way. Only the Macomb County Department of Roads Maintenance Department can remove dead or roadway-hazard trees within the road right of way. If a resident wishes to remove a tree at their own cost, they must notify the MCDR permits office at 586-463-8671.



What happens if a home's sewer leads or water leads cause the sidewalk problem?

Any sidewalk problem relating to the property owner's sanitary sewer lead, water shut-off valve or water service is the property owner's responsibility.

What if there is a manhole within the sidewalk that caused the defect?

If the township determines that a manhole caused damage, the township may opt to pay for the necessary repairs. Such determination is on a case-by-case basis.

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

No. Work by the township contractor is limited to defects identified as part of the Sidewalk Maintenance Program.

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 the notice is responsible for payment. Also, the owner of record is responsible for notifying future property owners or title companies of said repairs and providing them with this information packet.

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

Property lines are determined using available resources such as irons, markings or fence lines. In the event of an error, the township will remeasure upon notification from the property owner.

How long do I have to repair my sidewalks?

The notice outlines the deadline to complete work or payment for property owners choosing the township contractor. Failure to comply will result in the work being completed by the township's contractor with resulting costs and administrative fees assessed to the property.

Will my lawn need to be restored after the work?

Yes. If you choose to use the township contractor, the repair cost includes seeding and mulching restoration.

What about lawn sprinkler systems?

The contractor will work to avoid damage to lawn sprinkler lines. It is beneficial to mark all sprinkler heads and lines before work. The contractor will restore any damage to the sprinkler system caused by the contractor within two weeks after the new walk is installed. In some cases, the contractor or Township may not realize the system has been damaged. Please report any damage to tgunst@aevinc.com so that the repairs can be arranged and tracked.



Where will I park my car during the driveway approach replacement?

Residents are allowed to park on the street during driveway approach replacement. 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 in the street. The contractor generally drops off barricades along the road the day before beginning work on that street.

How long before I can drive on the concrete in my driveway?

You may walk on the concrete 24 hours after pouring. However, do not place a vehicle on the pavement for at least seven days.

Can I pay by credit or debit card?

Yes. The **notice** outlines payment terms.

What if I am unable to pay because of financial hardship?

Shelby Township does not offer any payment plans. However, you may apply for a financial hardship deferral to have the costs added to a future tax bill, allowing additional time to make payment. Information on the process is available at shelbytwp.org/sidewalks.

Who should I contact if I have any other questions?

Direct all questions to the office of the township's engineer, Anderson, Eckstein and Westrick, Inc., attention Thomas Gunst at 586-726-9734 or email tgunst@aevinc.com

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