

Concrete Guide



***** ALL FEES DUE AT THE TIME OF APPLICATION *****

Any work started without permit will have additional permit fees

Permit for Sidewalk & Driveway

Building Permit Application:

Complete Application with a valid email address. Be aware of any subdivision restrictions prior to application. Permits can be secured by the homeowner or contractor (must have a builder's license). Approved permit will be emailed to the applicant. Permits applications can be emailed to bldg@sterling-heights.net

Required Plans for Concrete (1 set only):

Indicate the following on plot plan:

- Where driveway and/or sidewalk will be located on the property
- Existing and proposed dimensions of driveway and approach
- Thickness of concrete
- Distance to closest property line

Hold Harmless Agreement:

Executed by property owner if brick pavers and/or stamped concrete will be installed within driveway approach. Pavers and/or stamped concrete is prohibited in public sidewalk.

Macomb County Road Commission Permit:

Submit copy if located on a County Road.

***** START WORK ONLY AFTER PERMIT IS APPROVED *****

Inspection for Concrete Permits:

Schedule Inspection at www.sterling-heights.net

- Open Form Inspection- Prior to pouring concrete, forms in place, ground compacted
- Base Course Inspection- Only required prior installation of brick pavers.
- Final Inspection- Last inspection, schedule inspection once the installation is completed.

GENERAL:

- a) Any concrete poured in the city shall not be less than a six (6) bag mix, have a moisture content of not more than seven and one-half (7-1/2) gallons of water per sack of cement and not more than six (6) parts of aggregate for each one part of cement, by separate, dry volumetric measuring.
- b) No concrete shall be poured in freezing temperatures or when freezing temperatures are predicted, without the use of anti-freeze chemicals, or protection from freezing by other approved methods. No concrete shall be poured upon frozen sub grade.
- c) All concrete approaches, sidewalks, driveways, service walks and slabs at grade doors shall have a broom finish. Broom finish marks shall not be more than one- sixteenth of an inch in depth.
- d) An open rail inspection is required and a final inspection is also required.
- e) Where paving is proposed in the side yard to less than eighteen (18) inches from the property line, run off shall be contained within the property by reverse pitch of one and one-half (1 ½) inches curb to prevent water, road salts or other substances from entering onto the adjoining property.

DRIVEWAYS:

- a) Driveways shall be constructed of poured concrete extending to all garages. Where no garage exists, the concrete driveway shall be poured to the front or side building line setback, and shall be no less than ten (10) feet wide and no less than four (4) inches thick. It shall be reinforced over all excavated areas, and shall have a non-extruding bituminous expansion at the sidewalk and the garage floor. If a concrete driveway is parallel with and abutting a building, an expansion joint shall be required to separate the driveway from the building or foundation. A control joint shall be installed for every ten (10) feet by ten (10) feet square. If a driveway is widened, the approach must also be widened to the same width with eighteen 18 inch flares at the street. (see sample drawing).
- b) Access from a second garage to a public or private street will not be permitted from an unpaved surface but shall be from the paved driveway required for the first garage or from a separate driveway meeting the requirements (a) above.

CONCRETE COVERAGE (ORD. 278, Sec 31.01, Article 31) as of 9.20.2023

- a) For residential properties, the pavement cannot be more than 45% of their FRONT yard, unless they qualify for an exemption.
 - o This pavement does include the service walk on the site.
 - o They live on a road with a right of way over 86ft. in which they could then be allowed to have a 200 sq.ft. turn around pad
 - o Corner Lot: the frontage is based on the direction of the driveway or direction of the garage
 - o Public Sidewalk doesn't count towards the percentage
 - o Exemption 1: They bought a home with a driveway that was already over the 45% allotment.
 - o Exemption 2: They were permitted to expand their own driveway to above the 45% in the past

APPROACHES

All approaches shall be poured no less than the full width of the driveway if drive is less than 16' wide at the top and shall flare out eighteen (18) inches on each side at the curb or street line. Must not be less than six (6) inches thick, including the sidewalk that is also part of the drive. Need to have a non-extruding bituminous expansion at the street (1") and at the sidewalk (1/2").

SIDEWALKS

All public sidewalks shall be constructed of concrete poured from lot line to lot line. However, on a corner lot or parcel, the sidewalk shall be poured from curb or street line to the side and rear lot line, no less than five (5) feet wide and four (4) inches thick. Sidewalks shall be reinforced over water and sewer excavations and have a non-extruding bituminous expansion strip, where passing a driveway or an approach or abutting up to an existing sidewalk, at intervals of not less than fifty (50) feet, and shall have control joints every (5) feet.

SERVICE WALKS

Front service walks shall be constructed of poured concrete in accordance with approved plans. Front service walks shall be no less than three (3) feet wide and four (4) inches thick and shall be reinforced over all excavated areas.

BRICK PAVERS AND/OR STAMPED CONCRETE

Brick pavers or decorative stamped concrete may be used in place of concrete driveways, approaches, and service walks if installed in accordance with the provisions of this section and the brick or other manufacturer's recommended installation standards.

At a minimum, the sub base must total at least eight (8) inches comprised of a base course of not less than four (4) inches of compacted, crushed rock or natural gravel approved for use with adequate drainage and an upper layer of sub base of not less than four (4) inches of materials approved by the building Department compacted to ninety-five (95%) percent compaction.

