



**CITY OF LAKEWOOD  
STANDARDS FOR PAINTING OR COVERING OF MASONRY SURFACES**

The following standards shall be met for the painting of any masonry surface:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:
  - a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
  - b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
  - c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
  - d. There are other alternatives to the painting of masonry.
2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:
  - a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
  - b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
  - c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
  - d. All manufacturer and industry standard specifications must be followed.
  - e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.
3. Clear / Transparent and porous waterproofing in a matte or flat finish allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.
4. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
  - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
  - b. Individually listed or located within a listed district of the National Register of Historic Places.
5. All contractors must be registered with the City prior to the commencement of any approved work subject to these standards.