

Exterior House Painting

Exterior house painting and painting of appurtenant structures does not require a Building Permit. Homeowners who hire a contractor must be made aware that painting contractors must be registered with the City of Bay Village's Building Department before they commence this type of work. This assures the homeowner that they carry current liability and property damage insurance in case of an accident.

This painting sections is new to our guidebook to inform Bay Village residents who may be painting themselves or having a contractor paint their home, of proper preparation and applications for painting. A paint job done with good quality, modern day house paint should last for at least five years. The fact that many paint jobs fail sooner is usually not the fault of the paint, but of the painter who does not take the time to properly prepare the surface. The following specifications, if followed, will assure the resident of a quality and lasting paint job.

1. All general repairs should be completed before any attempt is made to paint. All rotted, decayed or badly cracked siding and trim should be replaced. Leaving this condition will allow water to seep through the crack causing the paint filth to blister and peel. Replacement material shall be closely match existing.
2. Remail all loose siding. Siding should be renailed where loose to prevent water from entering between lap joints. All rusty nail heads shall be set 1/8 inch deep and puttied. All nail holes and small cracks in surface shall also be filled with putty.
3. Caulking and filling. Remove all sections of broken and rotted caulk from around windows and door casings and install new fresh caulk and apply prime to these areas.
4. Window and door glass reglazing. Scrape all loose and flaking putty from window sashes and install new glazing and prime it with oil primer.
5. Scrape or wire brush all loose, blistering and peeling paint. The areas scraped should be taken down to bare wood. All rough edges should be sanded so as to be closely feathered to surrounding surfaces. Spot prime all bare wood areas.
6. Remove all dirt, grime and grease accumulation. All protected areas such as overhand eaves, gables and porch ceiling should be washed and rinsed to insure good paint adhesion. Follow the paint manufacturer's recommendations for surface preparation.

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7. Remove rust from all steel and iron metal surfaces. After scraping these areas, apply metal rust inhibitive primer.
8. Provide proper protection of surroundings, such as shrubbery, drives and walkways, prior to painting.
9. Application of paint is not recommended when temperature is below 50 degrees Fahrenheit. Wait for morning dew to evaporate before starting to paint. When painting in the hot summer, follow the sun around the house. This will allow you to paint the shaded side of the house during the peak periods of heat.
10. Paint application should consist of one coat primer to all new surfaces that have been previously scraped and cleaned and/or repaired.
11. All application of finished paint, stains, or other coatings should be applied in strict accordance with the manufacturer's directions. Ready mixed paints should not be thinned, unless so stated in the application instructions.
12. All railings, posts, columns, soffits, fascias, lattice work, shutters, awnings, flooring, doors, windows, steps and any other wood or metal trim should receive at least one coat of finish paint. Finish work should be uniform, smooth, and free from runs, and brush marks. Finish paint should also include the covering of top and bottom of door and window sash edges and shall include inside surfaces of gutters.
13. Paint designated for porch and floors should be of an exterior enamel type for a durable finish.
14. A second finish coat may be necessary if surface does not provide acceptable coverage or hiding. If the color of the house has been changed, two coats will probably be needed.
15. Upon completion of the painting work, all tools, waste materials and containers should be removed from the site.

NOTE: Paint blistering is caused from excessive moisture. Make sure that the interior of your home is adequately ventilated, especially in the basement, attic, bathrooms and kitchen areas.

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PAINTING TIPS:

- A) Start painting from top downward to avoid drips and spatters.
- B) Paint from side to side.
- C) Be generous with paint.
- D) Complete painting of a course of side, if interrupted, to avoid lap marks.
- E) For new work, apply three (3) coats, one (1) primer and two (2) finish coats.
- F) Box paint (mix gallons of paint together) to achieve uniform color.

Exterior of Home Awaiting a Paint Covering

