

The City of Bloomington allows the painting of brick, stucco, and metal building exteriors, and we support efforts to maintain and enhance your property. While painting itself does not require a permit, we strongly encourage property owners to connect with Planning Division staff if you have questions about materials, application methods, or future maintenance considerations.

- **Important:** Other exterior façade modifications—such as re-cladding, material replacement, or structural changes—will likely require zoning approval and a building permit. Please contact staff early in your planning process so we can help guide you through the requirements.

For more details, you can refer to our zoning code requirements for exterior materials:

- [Zoning Code - Exterior Materials and Finish](http://blm.mn/materials) blm.mn/materials

Key Reminders:

- When painting brick, we strongly recommend using a brick stain or elastomeric paint to maintain the material's natural breathability.
- All paintwork should be professionally applied to ensure durability and visual consistency.
- Painted surfaces must be well maintained—chipping, peeling, or deteriorated paint creates a worn appearance and should be addressed promptly.

The following information offers best practices, recommendations, and key considerations for painting brick, stucco, and metal surfaces to help you make informed, lasting decisions for your property.

Common Mistakes to Avoid (All Surfaces)

- Skipping surface preparation
- Painting before materials have cured
- Using interior paint on exterior surfaces
- Applying paint too thickly
- Painting during poor weather conditions
- Not allowing coats to fully dry between applications

Need more information?

Phone: 952-563-8920

Email: planning@BloomingtonMN.gov

Or come visit us Monday - Friday from
8 a.m. - 4:30 p.m. at City Hall:

1800 W. Old Shakopee Road
Bloomington, MN 55431

Painting Materials: Comparison Table

MATERIAL: BRICK

PAINTABLE: Not recommended

KEY RISK: Trapped moisture

BEST ALTERNATIVE: Elastomeric Brick
Paint or Brick Stain

PAINT TYPE (IF NEEDED): Breathable
Masonry Paint

MATERIAL: STUCCO

PAINTABLE: Yes, with prep

KEY RISK: Cracking, poor adhesion

BEST ALTERNATIVE: Acrylic or
Elastomeric Paint

PAINT TYPE (IF NEEDED): Acrylic,
Elastomeric, Masonry Paint

MATERIAL: METAL

PAINTABLE: Yes, with prep

KEY RISK: Rust, poor adhesion

BEST ALTERNATIVE: N/A - Paint is
protective

PAINT TYPE (IF NEEDED): Exterior
Acrylic or Metal-Specific Paint

Painting Brick:

Key Considerations:

- Brick is a porous, breathable material.
- Painting traps moisture, risking:
 - Flaking, cracking, and spalling
 - Mold and mildew growth behind the brick
- Reduced structural longevity

Drawbacks of Painting Brick:

- Covers natural texture and color
- Turns a no-maintenance surface into one needing regular upkeep
- It is very difficult and expensive to remove paint once applied

Better Alternatives:

- Brick Staining: Alters color while preserving texture and breathability.
- Elastomeric Paint: A thick, flexible coating that forms a waterproof membrane over brick, bridges hairline cracks, and performs well in wet or extreme weather conditions. Ideal for high-moisture environments.

If You Must Paint:

- Hire an experienced professional.
- Wait at least 28 days after new brickwork before painting.
- Use breathable masonry primer and paint.

Painting Stucco:

Why Paint Stucco?

- Enhances curb appeal
- Hides hairline cracks
- Makes surface easier to clean
- Provides additional protection from sun and moisture

Proper Painting Process:

1. Clean thoroughly (low-pressure wash; mildew cleaner if needed)
2. Repair cracks or damaged areas and allow to cure
3. Prime with masonry-specific primer
4. Choose the right paint based on your climate

Best Paint Types:

- Acrylic: Breathable and budget-friendly
- Elastomeric: Waterproof and crack-bridging; great for wet/humid climates
- Masonry Paint: Balanced durability and breathability

Pro Tips:

- Paint during dry, mild weather (50–90°F)
- Avoid painting new stucco until fully cured (60 days)
- Use rollers with thick nap or sprayer + back-rolling
- Repaint every 5–10 years

Painting Metal:

Why Paint Metal?

- Prevents rust, corrosion, and UV damage
- Refreshes appearance and improves curb appeal
- Extends the lifespan of siding and metal components

Proper Painting Process:

1. Power Wash to remove dirt and “chalking” (faded powdery residue from old paint)
2. Scrape peeling paint and prime exposed metal with rust-inhibiting primer
3. Apply exterior-grade or metal-specific paint
 - Spraying is preferred for even, efficient coverage

Best Time to Paint:

- Spring or fall with moderate temperatures and low humidity
- Avoid painting in extreme heat, cold, or rainy conditions

Paint Choices:

- Exterior Acrylic: For primed, well-maintained metal in dry climates
- Metal-Specific Paint: Offers stronger adhesion and weather resistance