

YPSILANTI HISTORIC DISTRICT FACT SHEET

PRESSURE-TREATED LUMBER, PAINTING or STAINING

This is one of a series of Fact Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

The Historic District Commission requires that a building be maintained in its original form whenever possible. The character and historic value of a building both change whenever alterations are made and every effort shall be made to maintain the historical integrity of a building.

Your application for a Historic District Work Permit, submitted to the Building Department, will be forwarded to the Historic District Commission for review and must be approved by the Commission before work can begin. A Building Permit will likely also be required.

Historic District Work Permit applications may be obtained from the Building Department in the basement of City Hall, in the Planning and Development Department on the 4th floor of City Hall, or on the City website, www.cityofypsilanti.com.

Pressure-treated lumber is readily available, widely used and satisfactory for many uses.

CCA (chromated copper arsenate) is the material used to treat wood. Wood treated with CCA has a greenish color and when freshly treated feels wet to the touch.

Because treated lumber does not need to be painted in order to preserve it, many people believe that it should not be painted.

However, because the wooden portions of an historic structure were customarily painted, the Ypsilanti Historic District Commission requires that pressure-treated lumber be painted if it will be visible.

All visible portions of a building (porch railings, for example) must be painted. Use any good quality oil-based primer and a latex final coat.

Treated lumber can be painted as soon as the wood has dried. If it feels dry to the touch, it's dry enough to paint.

Fences constructed of treated lumber must be painted or stained. Stain must be opaque, not transparent, and specifically formulated for treated wood. Opaque stain can be had in any color.