External Facade Finishes Policy:

1. Finish on the external facade/paint of a building plays an important functional and aesthetic role. The functional role primarily revolves around providing an additional layer of water protection/leakage prevention for the building and the material(s) chosen should be detailed to ensure this.
2. Any external finish should not require replacement for at least 10 years (paint may require repaint every 5 years).
3. On the external facade of any building, it is preferred that (other than windows and railings) not more than one material is used (max. 2).
4. For commercial buildings, on ground level in high pedestrian traffic areas, external facade should be finished in a hard & difficult to spoil material (e.g. stone) to avoid damage from passer-bys.
5. When external paint is to be used, it should be a texture (or equivalent) paint with strong water repelling qualities. When external paint is used, the manufacturer will need to guarantee the appearance e for at least 3 years.
6. In high monsoon locations or locations with proximity to water bodies, special care needs to be taken w.r.t fungal formation on texture paints and manufacturer needs to guarantee against the same by introducing required chemicals/coatings in the painting process.
7. It should be ensured that the external façade is broken through projections (outwards, at terrace parapet level, have min. external depth of 100 mm with slope towards terrace) so that rain water doesn't hit the main vertical faces of the building directly, avoiding the stain marks on the building surface. This can also be considered at intermediate levels of the building on dead walls.

8. While designing the dead wall elevation of buildings, care should be taken not to provide grooves in the external plaster that coincide with natural joint between RCC and brick wall. This then forms the weakest link and allows water ingress on the inside surface. If groove has to be provided, it should be in the beam area only, atleast 100 mm above/below beam bottom. Also depth of groove should not exceed 6 mm. Groves should be minimized (max. 1 grove per face per floor, ideally 1 groove per face every 2 floors).

9. If buildings are set at an angle to each other and if the building requires external plaster, the buildings should be places in such a manner that there is always a distance of 2.5 or more feet between the building faces, to enable the external plaster to be done properly.
   In case there is any horizontal projection > 100 mm beyond the window line, the same should be sloped so that water does not collect on this surface.

10. In buildings where external plaster is likely to be done, attempt should be made to use the scaffolding erected by the external plaster vendor for installation of the finishes of the external facade. This will save significant cost and time, but requires co-ordination effort from both Procurement and Const Mgmt.