## 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.

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.