

THE CODE IS ADVISORY. THE BYE-LAW IT BECOMES IS NOT.
MHA advises every State to carry NBC Part 4 into local building bye-laws — once adopted, its fire & life safety duties are legally binding on every development · Part 4 revised edition released 2025
1 STATUS — WHY THIS CODE SELLS PASSIVE FIRE

NBC 2016 Part 4 is India's master fire & life safety document — nine occupancy groups from residence to industry, and the reference every Fire NOC desk reads. The revised Part 4 (2025) carries the same passive-fire spine forward. Every clause below is a specification line waiting for a manufacturer.

2 THE MANDATE → STANVAC SOLUTION

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EVERY SERVICE PENETRATION SEALED TO THE RATING OF THE ELEMENT Fire-rated walls and floors keep their rating only if every cable, pipe and duct crossing is sealed to the same rating. An unsealed opening turns a fire-rated wall into a chimney.	<ul style="list-style-type: none"> ▪ FIREX FM-71 firestop mortar — the workhorse seal — CBRI 2-hour, load-bearing openings ▪ FIREX FB 250 barrier — re-enterable — cable routes opened again and again, occupied buildings
STAIRCASE ENCLOSURES — MIN. 120-MINUTE WALLS, NON-COMBUSTIBLE MATERIALS The protected stair is the building's lifeline; internal enclosure walls carry a minimum two-hour rating and services still cross them.	<ul style="list-style-type: none"> ▪ FIREX FM-71 + FB 250 — every crossing through the enclosure sealed to 2 hours ▪ STANVAC CS 70 / DC 52 — enclosure & lobby surfaces made non-fuel
FLAME-RETARDANT ELECTRICAL INSTALLATION · WIRING IN SHAFTS & FALSE CEILINGS The Code demands flame-retardant electrical installation, with MV and LV wiring routed through separate shafts and ceiling voids — the exact paths flame uses to travel floors.	<ul style="list-style-type: none"> ▪ FIREX EC 43 General — zero flame spread along cables — spread-stop proven 240 min, applied in place ▪ FIREX EC 7034 — panel internals & thin cables — translucent, colour codes readable ▪ Shafts sealed at every floor — FM-71 + FB 250
FIRE-FIGHTING & LIFE-SAFETY CIRCUITS MUST STAY LIVE THROUGH THE FIRE Fire pumps, fire lifts, alarm and PA systems are required to keep operating while the building evacuates — their feeders must survive, not just resist.	<ul style="list-style-type: none"> ▪ FIREX EC 43 Survival — circuit integrity — IEC 60331-21, 240 min @ 750°C · IS 17505-1 (180 min @ 950°C) · CBRI tested — the retrofit route where fire-survival cable was never laid
NON-COMBUSTIBLE FINISHES · NO FIRE SPREAD IN CONCEALED SPACES Internal finishes, false ceilings and their suspension systems must not feed fire or carry it through ceiling voids.	<ul style="list-style-type: none"> ▪ STANVAC CS 70 — clear intumescent — wood & feature surfaces protected without hiding the design ▪ FIREX DC 52 — coloured fire-barrier coating
NINE OCCUPANCY GROUPS — ONE SET OF DUTIES Residential, educational, institutional, assembly, business, mercantile, industrial, storage, hazardous — the passive-fire duties repeat across all nine.	<ul style="list-style-type: none"> ▪ One CBRI-certified manufacturer — one survey · one specification paragraph · one accountable partner across every occupancy on your drawing board

3 WHO TO MEET

- **Architect** — one specification paragraph puts FIREX on every drawing
- **MEP consultant** — BOQ line items — seals, coatings, survival circuits
- **Fire consultant / NOC desk** — CBRI report read on sight — no equivalence letters
- **Builder's projects head** — 2-hour certified system below the imported price

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Fire crosses a penetration by two routes — through the opening, and along the cable. Stanvac closes both.

Clause substance per NBC 2016 Part 4 as carried into the 2025 revision; lift exact clause text from the edition your state bye-law adopts for tender use.

PCO — Panels · Cables · Openings · one survey · one specification · one accountable partner

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