

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

India's master fire & life safety code — nine occupancy groups, read by every Fire NOC desk. Each 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 [Clause 3 · Fire Prevention — penetration sealed to element rating; shaft ratings per Table 1 row iv] A fire-rated wall holds only if every cable, pipe and duct crossing is sealed to its rating. An unsealed opening is a chimney.	<ul style="list-style-type: none"> ▪ FIREX FM-71 firestop mortar — CBRI 2-hour · load-bearing openings ▪ FIREX FB 250 barrier — re-enterable · cable routes reopened, occupied buildings
STAIRCASE ENCLOSURES — MIN. 120-MINUTE WALLS, NON-COMBUSTIBLE MATERIALS [Table 1 row iii · Clauses 3.3.1–3.3.2] The stair is the lifeline — enclosure walls rated 2 hours, and services still cross them.	<ul style="list-style-type: none"> ▪ FIREX FM-71 + FB 250 — every crossing sealed to 2 hours ▪ STANVAC CS 70 / DC 52 — enclosure & lobby surfaces made non-fuel
FLAME-RETARDANT ELECTRICAL INSTALLATION · WIRING IN SHAFTS & FALSE CEILINGS [Clause 3 · Fire Prevention — electrical installations] Flame-retardant wiring, MV and LV in separate shafts and ceiling voids — the exact paths flame travels.	<ul style="list-style-type: none"> ▪ FIREX EC 43 General — zero flame spread · 240 min, applied in place ▪ FIREX EC 7034 — panel internals & thin cables · translucent, codes readable
FIRE-FIGHTING & LIFE-SAFETY CIRCUITS MUST STAY LIVE THROUGH THE FIRE [Clause 4 · Emergency power for fire & life-safety systems] Fire pumps, lifts, alarm and PA must run while the building evacuates — feeders must survive, not just resist.	<ul style="list-style-type: none"> ▪ FIREX EC 43 Survival — IEC 60331-21, 240 min @ 750°C · IS 17505-1 · CBRI · retrofit where survival cable was never laid
NON-COMBUSTIBLE FINISHES · NO FIRE SPREAD IN CONCEALED SPACES [Clause 3 · concealed-space fire stopping] Finishes, false ceilings and their frames must not feed fire or carry it through voids.	<ul style="list-style-type: none"> ▪ STANVAC CS 70 — clear intumescent · wood protected, design shows ▪ FIREX DC 52 — coloured fire-barrier coating
NINE OCCUPANCY GROUPS — ONE SET OF DUTIES [Clause 3 · Building classification Groups A–J] The same passive-fire duties repeat across all nine occupancy groups.	<ul style="list-style-type: none"> ▪ One CBRI-certified manufacturer — one survey · one spec · one partner across every occupancy

Clause references from NBC 2016 Part 4 (Fire & Life Safety): Clause 3 Fire Prevention (building classification, the Clause 3 rule requires the gap between cables/conduits and walls/slabs to be sealed with 2-hour fire-resisting material, and shafts sealed at every floor to the rating of the floor; flame-retardant electrical installation), Clause 4 Life Safety (emergency power for fire & life-safety systems). Table 1 Fire Resistance Ratings (under Clauses 3.3.1–3.3.2) sets the ratings themselves — row iii exit enclosures 120 min, row iv service shafts 120 min. Verify the exact sub-clause in the current State-adopted edition before quoting on a drawing.

3 WHO TO MEET

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

An unsealed opening turns a fire-rated wall into a chimney.
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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