



NBCS 2026 — Fire & Life Safety: The Passive Fire Mandate

SP 7:2026 — NATIONAL BUILDING CONSTRUCTION STANDARDS · PART F · IS 12458:2019 — FIREX BUILDER BRIEF 06-3

NBC 2016 stands withdrawn. NBCS 2026 is in force — **w.e.f. 30 April 2026.**

Every “shall” is now “should” — the order now comes from your State bye-law.

For firestops, NBCS specifies one standard only: **IS 12458:2019**. Imported FM · UL · ASTM — **not specified.**

1 WHERE PART F APPLIES — CLAUSE 1.2

PART F APPLIES FROM	OCCUPANCIES
9 m · or 500–750 m²	Assembly · Educational · Storage · Hazardous
15 m · or 500–1,000 m²	Business · Institutional · Mercantile · Mixed use · Industrial G-3
24 m · or 750 m²	Residential
ANY height · over 2,000 m²	Industrial G-1 · G-2 — every plant, every shed

Also on alteration ≥ 1,000 m² or change of occupancy (Cl. 1.3) — retrofit is inside the mandate.

2 THE MANDATE → STANVAC PROOF

THE MANDATE	STANVAC PROOF
EVERY PENETRATION — SEALED, TESTED, RESTORED TO RATING [Cl. 2.32, 3.5.4.4 · IS 12458:2019 · min 120 min] Every cable, pipe and duct crossing must restore the wall’s rating — fire test plus the mandatory hose stream test. No hose stream pass, no rating.	FIREX FM-71 mortar — CBRI 2-hr at 75 mm · load-bearing openings FIREX FB 250 — mineral-wool barrier · re-enterable · retrofit & irregular openings FM-71 + FB 250 Hybrid — India’s first hybrid firestop · universal, walls & floors FIREX putty stick — small gaps · panel & shop-floor entries · 2 hr - Every opening: 2 hr at the wall + EC 43 spread-stop on crossing cables — tested to 4 hr
STAIR & EXIT ENCLOSURES — 120 MINUTES, EVERY CROSSING CERTIFIED [Table 1 · exits: 120 min, all construction types] The stair is the lifeline — every service crossing it carries its own IS 12458 report.	FIREX FM-71 + FB 250 — sealed to 2 hours, certificate attached STANVAC CS 70 / DC 52 — enclosure surfaces made non-fuel
ELECTRICAL SHAFTS — SEALED AT EVERY FLOOR [Cl. 3.5.5.1 · IS 12458:2019 · IS 1646] Cables in a dedicated shaft, sealed floor by floor to the floor’s rating.	FIREX EC 43 General — zero flame spread · 240 min FIREX EC 7034 — panel internals & thin cables · translucent
LIFE-SAFETY CIRCUITS — MUST RUN THROUGH THE FIRE [Cl. 3.5.5.2 · fire-proof enclosures or survival cables · IS 16246] Pumps, lifts, alarm and PA must run while the building evacuates.	FIREX EC 43 Survival — IEC 60331-21 · 240 min @ 750°C · CBRI · retrofit where survival cable was never laid
CONCEALED SPACES & FINISHES — NO FUEL, CLASSED BY TEST [Cl. 3.5.10 · flame-spread classes per IS 12777] Ceilings and voids must not feed fire — the tender file shows the class.	STANVAC CS 70 — clear intumescent · wood protected FIREX DC 52 — coloured fire-barrier coating
THE LABEL RULE — EVERY RATED ASSEMBLY CARRIES ITS PROOF [Cl. 2.29 Note 3 · permanent label · manufacturer named] Rating, product and manufacturer on a permanent label. Anonymous mastic fails on sight.	One CBRI-certified manufacturer — one survey · one spec · one labelled evidence file

NBC 2016 demanded the fire stop but never named the test. NBCS 2026 names it: IS 12458:2019 — an Indian Standard. It does NOT specify imported FM, UL or ASTM. The certificate vacuum is closed. Any other certificate needs the fire authority’s separate approval.

Verified against SP 7:2026 Part F (BIS): Clause 1.2 / 1.3; List of Standards Sl. (34) IS 12458:2019. Part F binds through State bye-laws; NBC 2016-based bye-laws stay in force until amended. Verify your State’s edition before tender use.

3 WHO TO MEET

- Architect** — the drawing carries the risk; a tested FIREX line is the defence
- MEP consultant** — BOQ lines survive only with the IS 12458 report attached
- Fire consultant / NOC desk** — CBRI report, read on sight, accepted as-is
- Projects head** — from 9 m up and in every 2,000 m² plant: no discretion · 2-hour certified to the specified standard, below the imported price

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

Part F starts at 9 metres. Fire starts anywhere. Stanvac closes the opening and files the proof.

Substance per SP 7:2026 Part F as published by BIS; lift exact provision text from the edition your State bye-law adopts for tender use.

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

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