



COMPARATIVE ANALYSIS REV 0

Fire & Life Safety

What changed from NBC 2016 to NBCS 2026

NBC 2016 · Part 4 → NBCS 2026 · Part F

A clause-by-clause reading of the 2026 edition — renamed, re-lettered, doubled in length, and restructured around a graded protection-level system. Detailed changes by occupancy and hazard classification, with emphasis on building heights and firefighting system requirements.

SOURCE A

NBC of India 2016, Part 4
116 pp.

SOURCE B

NBCS 2026, Part F
244 pp.

PUBLISHER

Bureau of Indian Standards
Committee CED 46

SUBJECT

Fire & Life Safety
unchanged



EXECUTIVE OVERVIEW

00 At a Glance

The 2026 edition is not a routine revision. The publication has been renamed, re-lettered, doubled in length, and — critically — restructured around a graded protection-level system that replaces the prescriptive water-quantity tables of 2016.

HIGH-RISE THRESHOLD

15 m → 24 m

A 9 m band exits high-rise status

DOCUMENT EXTENT

116 → 244 pp

Length more than doubled

FIREFIGHTING TABLES

1 → 11

Table 7 split into 7A–7M

TABLE COLUMNS

14 → 8

Water volumes leave the table

PROTECTION LEVELS

HL · CL

HL-1–6 & CL-1–8 replace litres

SELF-CERTIFICATION

≤500 m²

& ≤24 m — a new route

THE SHAPE OF THE CHANGE

Direction of travel: **fewer geometric limits, more engineered systems.** Most relaxations are conditional on sprinkler provision or on achieving a defined protection level; a minority of provisions genuinely tighten. Enforceability now rests entirely on State byelaw adoption — the document is voluntary and non-binding.

Relaxations and tightenings, side by side

RELAXED

Where 2026 eases

- High-rise threshold raised 15 → 24 m; height restrictions eliminated entirely.
- Sprinklered compartment sizes enlarged — mercantile & assembly become "not essential".
- Storage travel distance (sprinklered) doubles to 90 m; industrial eases to 60 m.
- Shared & dry-riser water storage permitted; firefighting duration selectable 30–120 min.
- Self-certification for buildings ≤500 m² and ≤24 m.

TIGHTENED

Where 2026 bites harder

- 100 mm risers capped at 15 m across the board (was up to 45 m).
- Roofs above 6.7 m now need 60 min rating where services/cables are supported near them.
- Voice evacuation & LPG/PNG gas detection become tabulated requirements.
- Common path of travel capped at 50% of tabulated distance.
- G-3 high-hazard industry hits CL-4 sprinklers from just 250 m².

EXECUTIVE OVERVIEW

How to read this document

Throughout, every change carries a consistent direction marker so the practical effect reads at a glance:

NEW

introduced in 2026

RELAXED

less onerous

TIGHTENED

more onerous

DELETED

removed

HL - n

hose-only

CL - n

sprinkler + hose

2026 EDITION: EXECUTIVE OVERVIEW OF MAJOR FIRE SAFETY REGULATIONS

00 At a Glance

2016

2026

ROUTINE REVISION

COMPLETE RESTRUCTURING & RENAMING

PRESCRIPTIVE TABLES

GRADED PROTECTION LEVELS

HIGH-RISE THRESHOLD

DOCUMENT EXTENT

FIREFIGHTING TABLES

TABLE COLUMNS

PROTECTION LEVELS

SELF-CERTIFICATION

RELAXED

THE SHAPE OF THE CHANGE

TIGHTENED

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NAVIGATION

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This document is organised by section number. Cross-references throughout ("see Section 9.5") point to the numbers below, not to pages — so they hold whatever paper the document is printed on.

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02 Document identity, status & structure

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03 Building heights — detailed changes

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04 Occupancy & hazard classification

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05 The new protection-level system (HL & CL)

How 2016 worked · How 2026 works · Table 7M · Table 7K

06 Firefighting installations by occupancy

Column structure · Self-certification · Tables 7A–7J · Two new remarks

07 Tables 7A to 7M reproduced

Column legend · Every occupancy table · 7K/7M water basis · Common provisions

08 Notes applying to Tables 7A–7J

Per-occupancy note sets · Cross-cutting themes (EV, clusters, hydraulics)

09 Water demand, pumping, pipe sizing & sprinklers

Lookup to calculation · Storage · Pump house · Pipe sizing · Sprinklers

10 Fire detection & alarm requirements

Table-level change · Detection by area · New technologies · Tables 9/10/11

11 Fire load — significant change

Definitions · New density table · Annex A · Annex B expanded

12 Fire resistance — what changed

Definitions · Table 1 roof row · Table 1 retained · Scope · Annex C

13 Industrial & storage — consolidated

Summary · Clause 6.7/6.8 · Tables 7G/7H · Compartmentation · Net effect

14 New risk-based selection tables (9, 10, 11)

Detection & suppression selection · Other fire-protection changes

15 Life safety across all occupancies

Travel distance · Compartmentation (Table 6) · Occupant load

16 Annex changes

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17 Consolidated list of deletions

18 Provisions that tighten

QUICK-REFERENCE CARD

↔ **Table renumbering map**

Deletion of 2016 Table 2 and insertion of a new compartmentation table at position 6 shifts almost every table number. Any drawing, specification, checklist or byelaw citing an NBC 2016 table number will point at the wrong table under NBCS 2026. Keep this card at hand when redlining.

NBC 2016	NBCS 2026	SUBJECT
Table 1	Table 1	Fire Resistance Ratings of Structural & Non-Structural Elements
Table 2	DELETED	Comparative Floor Area Ratios — height restrictions eliminated
Table 3	Table 2	Occupant Load
Table 4	Table 3	Capacity Factors
Table 5	Table 4	Travel Distance
Table 6	Table 5	Pressurization of Staircases & Lift Lobbies
—	Table 6	Compartmentation NEW
Table 7	Tables 7A–7J	Firefighting installations — split by occupancy
—	Tables 7K, 7M	Base calculations for fire-water quantity NEW
Table 8	Table 8	Size of Mains
—	Tables 9, 10, 11	Hazard-based detection & suppression selection NEW
Table 9	Table 12	Calorific Values of Common Materials
Tables 10–26	Tables 13–29	Fire resistance rating data (Annex C)
Table 27	Table 30	Fire Ratings for Mass Rapid Transit Station Occupancies
—	Table 31	Requirement of Firefighting Installations in Depot Building NEW
Table 28	Table 32	Water Capacity

CONTRACT & TENDER IMPLICATION

A specification citing "NBC compliance" no longer resolves unambiguously. **Name the document, edition and Part explicitly** — e.g. "NBCS 2026, Part F".

SECTION ONE

01 Executive summary

The 2026 edition is not a routine revision. The publication has been renamed, re-lettered, doubled in length, and — critically — restructured around a graded protection-level system that replaces the prescriptive water-quantity tables of 2016. The ten changes with the greatest practical impact are:

10 HIGHEST-IMPACT CHANGES

#	CHANGE	CONSEQUENCE	DIRECTION
1	High-rise threshold raised 15 m → 24 m	A 9 m band of buildings exits high-rise status and its associated obligations.	RELAXED
2	Height restrictions eliminated entirely	2016 Table 2 deleted; height now governed by FAR and local byelaw.	RELAXED
3	Table 7 split into Tables 7A–7J	One omnibus matrix becomes nine occupancy-specific tables.	NEW
4	New HL-1...HL-4 and CL-1...CL-8 protection levels	Water quantity and pump capacity no longer read directly from the occupancy table.	NEW
5	Self-certification introduced	Buildings ≤500 m² and ≤24 m may be self-certified by a State-approved professional.	NEW

6	MOEFA removed; PA / voice evacuation added	Alarm philosophy shifts from manual call points to voice evacuation.	TIGHTENED
7	LPG/PNG gas detection fold into the detection column	Gas detection now a table-level requirement, not an incidental provision.	TIGHTENED
8	Sprinklered compartment sizes substantially enlarged	Mercantile and assembly compartmentation becomes "not essential".	RELAXED
9	Dry riser substitution permitted (Remark 1)	Where 24×7 municipal supply meets demand, up to 24 m with HL protection.	RELAXED
10	Document status made voluntary and non-binding	Enforceability rests entirely on State byelaw adoption.	NEW

Three further changes, easily missed

These are covered in detail later and are easily overlooked because the table numbers did not change:

- **Table 8 pipe sizing tightened** — 100 mm risers, previously permitted up to 45 m for hotels and business and 30 m for institutional, are now limited to 15 m across the board (See Section 9.5).
- **Fire load density acquires a codified table** of design values by occupancy, embedded in definition 2.26 — there is no equivalent in NBC 2016 (See Section 11.2).
- **Tables 7A to 7M are reproduced band by band** in section 7, with the required / not-required entries for all eight system columns and the change from 2016 noted under each.
- **Industrial and storage occupancies change more than any others** — applicability, compartmentation, travel distance, hazard banding and two new annexes (See Section 13).
- **Table 1 roof rating tightened** — roofs above 6.7 m, previously requiring no rating, now require 60 min rating where building services or cables are supported from or near the roof (See Section 12.2).

DIRECTION OF TRAVEL

Fewer geometric limits, more engineered systems. Most relaxations are conditional on sprinkler provision or on achieving a defined protection level; a minority of provisions genuinely tighten.

SECTION ONE

**02 Document identity,
status & structure**

The 2026 edition is not a routine revision. The publication has been renamed, re-lettered, doubled in length, and — critically — restructured around a graded protection-level system that replaces the prescriptive water-quantity tables of 2016. The ten changes with the greatest practical impact are:

2.1 Identity

ATTRIBUTE	NBC 2016	NBCS 2026
Publication	National Building Code of India	National Building Construction Standards
Abbreviation	NBC	NBCS
Part	Part 4	Part F
Subject	Fire and Life Safety	Fire and Life Safety (unchanged)
Extent	116 pages	244 pages
Committee	CED 46	CED 46 (unchanged)

2.2 Legal status — materially softened

The 2026 cover page carries a constitutional preamble with no counterpart in 2016, recording that Fire Services is a State subject under Article 243(w) of the XIIth Schedule, that NOCs are issued by State/UT Fire Departments, and that construction and its fire safety must be ensured per State Building Bye Laws and Development Control Regulations.

“This Part of NBCS is only for guidance and referral for the state government / local authority in respect of fire safety in buildings.”

Three further changes, easily missed

"The foreword adds that the document is "voluntary in nature and non-binding", with implementation depending on adoption by the concerned authorities or stipulation in a contract."

CONTRACT & TENDER IMPLICATION

A specification citing "NBC compliance" no longer resolves unambiguously. Name the document, edition and Part explicitly.

2.3 Main clause structure

Cl.	NBC 2016	NBCS 2026	Status
1	Scope	Scope	REWRITTEN
2	Terminology	Terminology	EXPANDED
3	Fire Prevention	Fire Prevention	RETAINED & UPDATED
4	Life Safety	Life Safety	EXPANDED
5	Fire Protection	Fire Protection	RESTRUCTURED
6	Additional Occupancy-Wise Requirements	Specific Occupancy-Wise Requirements	RENAMED

2.4 Table renumbering — cross-reference hazard

Deletion of 2016 Table 2 and insertion of a new compartmentation table at position 6 shifts almost every table number. The full mapping is set out on the Table renumbering quick-reference card in the front matter. Any drawing, specification, checklist or byelaw citing an NBC 2016 table number will point at the wrong table under NBCS 2026.

SECTION THREE

03 Building heights — detailed changes

3.1 The high-rise definition

Term	NBC 2016 (Cl. 2.38)	NBCS 2026 (Cl. 2.39)
High-Rise Building	A building 15 m or above in height	A building 24 m or above in height (irrespective of occupancy)

This is the single most consequential change in the document. Buildings between 15 m and 24 m — broadly the fifth to seventh storeys — cease to be high rise, and cease to attract the provisions that high-rise status triggers, including the mandatory two-staircase rule, firefighting shaft, refuge area and fire lift requirements that flow from clause 1.2 and Annex D

VERIFY AGAINST STATE BYELAWS

Several States define high rise independently at 15 m; the NBCS definition does not override a State Fire Services Act or Development Control Regulation.

3.2 Applicability thresholds — prose list becomes a matrix

NBC 2016 clause 1.2 used a narrative list of "special buildings". NBCS 2026 replaces this with a per-occupancy threshold table:

Occupancy	Height Trigger	Area Trigger	Change from 2016
Residential	24 m	750 m²	Height 15 → 24 m; area 500 → 750 m²
Educational	9 m	500 m²	Height unchanged; area unchanged
Institutional	15 m	500 m²	Height 9 → 15 m (relaxed)

Assembly	9 m	750 m ²	"All assembly" now gated at 9 m / 750 m ²
Business	15 m	750 m ²	Area 500 → 750 m ²
Mercantile	15 m	1,000 m ²	Area 500 → 1,000 m ² (doubled)
Industrial – Low (G-1)	Any	> 2,000 m ²	Area 500 → 2,000 m ²
Industrial – Moderate (G-2)	Any	> 2,000 m ²	Area 500 → 2,000 m ²
Industrial – High (G-3)	15 m	500 m ²	Area unchanged

Two notes are added:

- State / Local Authority may modify the tabulated values depending on fire vulnerability and preparedness.
- Sub-threshold buildings with a single staircase must use a firefighting-shaft type stair on the external periphery, with lobby and stairwell both ventilated (minimum 1.6 m² opening through fixed permanently-open louvres), a 2 h fire door to the lobby and a 1 h fire door to the stairwell.

New clause 1.3 extends applicability to alterations of 1,000 m² or more, and to changes of occupancy. New clause 1.4 confines performance-based design principally to heritage buildings.

3.3 Height limits abolished

The 2026 foreword states the change directly: "Height restrictions of buildings have been eliminated." NBC 2016 Table 2 (Comparative Floor Area Ratios), which municipal corporations were permitted to alter provided the inter-occupancy ratios were maintained, is DELETED without replacement. Building height is now a function of FAR, ground coverage and local regulation rather than of fire-safety construction type.

3.4 Height bands used inside the firefighting tables

The 2026 occupancy tables classify by height band as well as area. The bands that recur are:

Band	Where it Governs
Up to 24 m	Self-certification band (with $\leq 500 \text{ m}^2$); dry-riser substitution permitted under Remark 1
24 m to 60 m	Principal high-rise band for residential, hotels and apartments
Above 60 m	Enhanced band; apartments move to CL-4, starred hotels to CL-5 and above
Ridge 7.6 / 9.0 m	Storage buildings (Table 7H) — governs CL-6 vs CL-7
6.7 m	Industrial compartmentation threshold (Table 6) and roof fire resistance (Table 1)
5.0 m	Warehouse compartmentation threshold (Table 6)
10 m / 17 m ceiling	Travel-distance uplift bands (Table 4, Notes 5 and 6)

04 Occupancy & hazard classification

4.1 Notation change

2016 designated subdivisions with Arabic numerals (A-1, G-1). 2026 clause 3.1 uses Roman numerals (A-I, G-I), although the firefighting tables retain Arabic forms (G-1, G-2, G-3) in places. Both forms appear in the 2026 text and should be read as equivalent.

4.2 Group A: Residential — consolidated

2016	2026	Coverage	Key Change
A-1	A-I	Lodging & rooming houses (inns, clubs, motels, guest houses; transient/permanent sleeping, no private cooking)	Clarification: if sleeping accommodation for more than 20 persons is provided, it must be classified A-I or A-III as the case may be.
A-2	OMITTED	One or two family private dwellings	Structural deletion. Private dwellings no longer a distinct subdivision; contextually defined in the Note to A-I.
A-3	A-II	Dormitories (group sleeping — hostels, barracks)	Renumbered only; core definition identical.
A-4	A-III	Apartment houses (3+ families, independent cooking)	Renumbered only; core definition identical.
A-5	A-IV	Hotels (up to Four Star category)	Renumbered only; retains star-category boundary.
A-6	A-V	Starred hotels (five-star & above)	Renumbered only; core definition identical.

Private-dwellings integration. The elimination of A-2 means smaller private homes are no longer isolated in their own prescriptive fire subclass; their safety baseline is now integrated into the broader, performance-oriented rules of general residential lodging or apartment boundaries.

4.3 Group G: Industrial — hazard bands retained, thresholds rebuilt

The three-band structure is unchanged in principle: G-I low hazard, G-II moderate, G-III high, with hazard determined by the Authority on the basis of fire load, process and operations, and Annex B giving the broad classification. 2026 adds that Annex B addresses fire hazard only — classifications based on chemical hazard or pollution are outside its scope. What changed decisively is the area banding used to set system requirements (see section 6.7).

4.4 New occupancy recognised: data centres

Data centres are classified under Group E Business as sub-occupancy E-II, and receive dedicated treatment across the document: occupant-load factors (admin 10.0, data hall/server 50.0 m² per person gross), compartmentation at 2,000 m² sprinklered, inclusion in the business travel-distance row, and a full new Annex F. There was no equivalent in 2016.

Group E Business Buildings

- └── E-I Business buildings (human occupied)
- └── E-II Data centres (machine environment)

4.5 Minor, mixed & changed occupancies

- **Minor occupancy threshold.** 2026 sets a strict numerical rule: minor incidental operations are classified under the main occupancy only if they occupy 30% or less of the floor area. Crossing 30% reclassifies the floor plate as Mixed Occupancy.
- **Mixed occupancy egress & separation.** Under clause 3.1.11, mixed-use buildings (Group K) must adopt the most restrictive active fire-protection provisions among the co-existing occupancies. Exit access may be shared only if unrestricted egress is available across all hours; otherwise independent exits and vertical/horizontal fire-rated separation are mandatory.
- **Reclassification & retrofitting.** Clauses 1.3 and 3.1.12–3.1.14 extend applicability to alterations and any change of occupancy. Clause 3.1.13 relaxes: if a building transitions to a less hazardous occupancy, retrofitting to the new code's full passive/active standards is not required.

5.3 Table 7M — Hose Stream Protection System

Level	Hazard Classification	Hose Stream Flow	Pump Capacity	Duration
HL-1	Extra Light-1	50 lpm × 4	379 lpm × 1	30–60 min
HL-2	Extra Light-2	170 lpm × 4	946 lpm × 1	30–60 min
HL-3	Low Hazard	270 lpm × 4	≈1,514 lpm × 1	30–60 min
HL-4	Moderate-1	475 lpm × 4	2,839 lpm × 1	60–120 min
HL-5	Moderate-2	670 lpm × 5	4,731 lpm × 1	60–120 min
HL-6	Extra Hazard	670 lpm × 6	5,677 lpm × 1	60–120 min

Pump capacity (HL) = total flow with 40% overflow, operating at 140% capacity. Worked example HL-3: $270 \times 4 = 1,080$ litre; with overflow margin 1,512 litre; pump selection $1,512 / 140 \times 100 = 1,514$ lpm, rounded to the nearest Indian Standard pump.

5.4 Table 7K — Combined Protection System (sprinkler + hose)

Level	Hazard Classification	Pump Capacity	Duration	Note
CL-1	Extra Low Hazard-1	379 lpm × 1	30–60	Small low-hazard / incidental spaces
CL-2	Extra Low Hazard-2	946 lpm × 1	30–60	Business buildings 500–1,000 m ²
CL-3	Low Hazard	1,892 lpm × 1	30–60	Hotels 1,001 m ² +
CL-4	Moderate Hazard-1	2,500 lpm × 1	60–120	Apartments > 60 m
CL-5	Moderate Hazard-2	3,785 lpm × 1	60–120	5-Star hotels
CL-6	Extra Hazard-1	4,731 lpm × 1	60–120	Storage 1,001–2,000 m ²
CL-7	Extra Hazard-2	7,570 lpm × 1	60–120	Storage > 2,001 m ²
CL-8	High Hazard	4,731 lpm × 2	60–120	Hazardous multi-storey

Pump capacity (CL) = total flow with 20% overflow, operating at 140% capacity. Worked example CL-5: $(12.2 \times 230) + (475 \times 3) = 4,231$ litre; with overflow margin 5,077.2 litre; pump selection $5,077.2 / 140 \times 100 = 3,627$ lpm, nearest Indian Standard pump 3,785 lpm.

Common notes to both tables

- "Pump" means an electric pump plus a standby pump of equivalent capacity; a jockey pump is additionally required for pressure loss.
- Firefighting duration may be set between 30 and 120 minutes based on hazard, fire preparedness and local conditions — a discretion that did not exist in the 2016 fixed-volume approach.
- Required water quantity may alternatively be calculated per the relevant Indian Standards where available.

DESIGN IMPACT

Water storage is no longer a lookup. It is now a calculation driven by hazard classification, chosen duration and hydraulic demand. Two projects of identical occupancy and area can legitimately arrive at different tank volumes.

SECTION SIX

06 Firefighting installations
by occupancy

6.1 Column structure — what the tables now ask for

System Column	2016 Table 7	2026 Tables 7A–7J
Fire extinguisher	Yes	Yes
First-aid hose reel	Yes	Yes
Wet riser	Yes	Yes
Down-comer	Yes	Yes
Yard hydrant	Yes	Yes

Automatic sprinkler system	Yes	Yes — now "Automatic Wet Sprinkler System"
MOEFA (manual electronic alarm)	Separate column	REMOVED as a column
Automatic detection & alarm	Yes	Yes — now "...and LPG/PNG Gas Detector"
Public address & voice evacuation	Not a column	NEW column
Underground static tank (litre)	Explicit volumes	REMOVED — replaced by HL/CL code
Terrace tank (litre)	Explicit volumes	REMOVED — replaced by HL/CL code
Pump capacity (litre/min)	Explicit values	REMOVED — derive via 7K / 7M

Three consequences follow. First, gas detection for LPG and PNG becomes a mainstream tabulated requirement. Second, voice evacuation is elevated to a table-level requirement across occupancies — a significant cost and coordination item on projects that previously provided only sounders. Third, removing MOEFA reflects the shift from manual call points to automatic detection with voice annunciation.

6.2 New: self-certification band

Every occupancy table in 2026 opens with a self-certification allowance in identical terms:

"Up to 500 m² area and up to [24 m / 15 m / 9 m] height (both conditions to be met), self-certification by a certified and State-approved building professional should be treated acceptable."

There is no equivalent in NBC 2016, where the applicability threshold simply excluded such buildings from Part 4 rather than creating a certification route. Both conditions must be met.

6.3 Table 7A — Residential buildings

Subdivision & Band	Level	Notes Ref.
A-I Lodging & rooming — 501–1,000 m ² (<24 m) or ≥24 m any area	HL-1	1, 2, 3, 4
A-I Lodging & rooming — 1,001 m ² +	HL-2	2, 3, 4
A-II Dormitories — 501–1,000 m ²	HL-1	1, 2, 3, 4
A-II Dormitories — 1,001 m ² +	HL-2	2, 3, 4
A-III Apartments — 24–60 m, or <24 m with 501–1,000 m ²	HL-2	2, 3, 4, 7, 9
A-III Apartments — 1,001 m ² +	HL-3	2–5, 7, 9, 10
A-III Apartments — above 60 m	CL-4	3–5, 7–10
A-IV Hotels — ≤24 m, 501–1,000 m ²	HL-3	2, 3, 4, 7, 9
A-IV Hotels — ≤24 m, 1,001 m ² +	CL-3	3, 4, 7, 9
A-IV Hotels (3/4 Star) — 24–60 m	CL-4	3–5, 7–9
A-V Starred (5 Star) — up to 60 m	CL-5	4
A-V Starred (5 Star) — above 60 m	See Note 5	–

Reading against 2016: the old table set requirements by storey count ("ground plus one storey"...) and by 15/24 m height bands, with explicit tank volumes of 5,000–200,000 litres and 450/900 litre/min pumps. The 2026 table abandons storey counting for area bands (500 / 1,000 m²) and height bands (24 / 60 m), and abandons volumes for protection levels.

6.4 Tables 7B, 7C, 7D — Educational, Institutional, Assembly

Each occupancy now has its own table with its own bands, replacing rows in a shared matrix. Institutional buildings retain the distinction between facilities with and without beds, which drives both the protection level and the progressive-evacuation provisions in clause 6.3. Assembly buildings — caught in their entirety by 2016 clause 1.2 — are now gated at 9 m or 750 m² before Part F applies at all.

OCCUPANCY-SPECIFIC NOTE:

If the building has a kitchen, the protection level is raised to HL-2.

6.5 Table 7E — Business buildings

Business buildings gain the data-centre sub-case (E-II). Travel distance for business occupancy, when sprinklered, rises from an effective 45 m under 2016 to a stated 60 m, and the business row of Table 4 now explicitly includes the administrative area of data-centre buildings.

6.6 Table 7F — Mercantile buildings

The applicability area trigger doubles from 500 to 1,000 m². Compartmentation for sprinklered mercantile buildings, previously capped at 2,000 m², becomes "not essential" under Table 6 — one of the largest single relaxations in the document.

6.7 Table 7G — Industrial buildings (hazard-banded)

This is the clearest example of the new hazard-to-system mapping. Requirements are set by built-up area within each hazard subdivision:

G-1 Low Hazard

Built-up Area	Level
Up to 1,000 m ²	HL-1
1,001–2,000 m ²	HL-2
2,001–3,000 m ²	HL-3
Above 3,001 m ²	HL-4

G-2 Moderate Hazard

Built-up Area	Level
Up to 500 m ²	HL-2
501–2,000 m ²	HL-3
2,001–3,000 m ²	HL-4
Above 3,000 m ²	CL-5

Note the step change: a moderate-hazard industrial building crosses from hose-only (HL) to combined sprinkler protection (CL-5, 3,785 lpm) at 3,000 m². For comparison, NBC 2016 banded high-hazard G-3 by covered area at 50 / 150–150 / 150–300 / above 300 m², with underground storage rising 10,000 → 25,000 → 50,000 → 100,000 litres.

6.8 Table 7H — Storage buildings (ridge height introduced)

Band	Level	Comment
1,001–2,000 m², or ridge up to 7.6 m	CL-6	Extinguisher, hose reel, wet riser & hydrant required
Above 2,001 m², or ridge 7.6–9.0 m	CL-7	Extra Hazard-2, 7,570 lpm
Any height with rack storage	See tbl	Rack storage treated as its own trigger

Ridge height as a classification parameter is new. So is the explicit call-out of rack storage, addressed only indirectly in 2016. Storage travel distance when sprinklered also doubles, from an effective 45 m to a stated 90 m.

6.9 Table 7J — Hazardous buildings

Band	Level	Requirement
More than one floor, not exceeding 15 m	CL-8	Full suite; High Hazard, 4,731 lpm × 2

Table 7J carries a general note that hazardous buildings should deploy tailor-made systems — water hydrant/sprinklers, dry chemical, dry powder, water mist, gas or wet chemical suppression, foam or others per relevant Indian and international standards — in consultation with the local fire service or AHJ. Pump pressure and quantity must be supported by hydraulic calculations.

6.10 Two new remarks applying across the tables

R1 Dry-riser substitution

Where a State or area has municipal or public yard-hydrant supply with outlets throughout the premises, meeting the wet-riser demand flow and pressure on a 24×7 uninterrupted basis, that jurisdiction may replace the wet riser and its pumping and water storage with a dry riser. Also recommended where ambient temperature falls below 4°C. Requires quarterly checks. Applies only up to 24 m where HL protection is required.

R2 Shared water storage

Sharing of the water-storage tank may be permitted between adjacent neighbouring properties, including industry clusters, provided there is no loss of hydraulic effect. A material change for industrial estates and campus developments, where 2016 required each building to satisfy its own tabulated storage volume.

SECTION SEVEN · REFERENCE

07 Tables 7A to 7M reproduced

The 2026 firefighting installation tables as they appear in the standard, band by band, with the required/not-required entries for each of the eight system columns. Each is followed by commentary on what changed from the corresponding rows of NBC 2016 Table 7.

7.1 Column legend

Code	Meaning	Code	Meaning
FE	Fire Extinguisher	YH	Yard Hydrant
HR	First-Aid Hose Reel	SP	Automatic Wet Sprinkler System
DC	Down-comer	FA	Auto Detection & Alarm + LPG/PNG Gas Detector
WR	Wet Riser	PA	Public Address & Voice Evacuation System

R Required · NR Not Required · the protection level in brackets refers to Table 7K (CL) or Table 7M (HL).

APPLIES TO EVERY TABLE BELOW

Each table opens with the same self-certification allowance and closes with the same two Remarks (dry-riser substitution & shared water storage). These are reproduced once at See Section7.12 rather than repeated under each table.

7.2 Table 7A — Residential Building

Clauses 4.9(a),(c),(e), 5.1.1(a),(d), 5.1.2.1, 5.1.3(a), D-6.1, G-2(f) and Table 31. Self-certification up to 500 m² and 24 m.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
A-I Lodging — ≤24 m any area, or <24 m + 501–1,000 m²	HL-1	R	R	NR	NR	NR	NR	R	NR
A-I — 1,001 m²+	HL-2	R	R	R	NR	NR	R	R	NR
A-II Dormitories — 501–1,000 m²	HL-1	R	R	NR	NR	NR	NR	R	NR
A-II — 1,001 m²+	HL-2	R	R	R	NR	NR	R	R	NR
A-III Apartments — 24–60 m, or <24 m + 501–1,000 m²	HL-2	R	R	R	NR	NR	NR	R	NR
A-III — 1,001 m²+	HL-3	R	NR	R	R	NR	R	R	R
A-III — above 60 m	CL-4	R	NR	R	R	R	R	R	R
A-IV Hotels — ≤24 m, 501–1,000 m²	HL-3	R	R	R	NR	NR	R	R	NR
A-IV — ≤24 m, 1,001 m²+	CL-3	R	R	R	R	NR	R	R	R
A-IV — 24–60 m, or 3/4 Star hotels	CL-4	R	R	R	R	R	R	R	R
A-IV — above 60 m	See Note 5	—	—	—	—	—	—	—	—
A-V Starred (5 Star) — up to 60 m	CL-5	R	R	NR	R	R	R	R	R
A-V — above 60 m	Note 5	—	—	—	—	—	—	—	—

Changes from NBC 2016

- 2016 banded residential by storey count; 2026 abandons storey counting for floor area (500 / 1,000 m²) and height (24 / 60 m).
- 2016 stated water volumes directly (5,000–200,000 litres underground, 5,000–20,000 litre terrace, 450/900 litre/min pumps). All removed; the HL/CL code replaces it.
- Starred hotels (was A-6, now A-V) receive CL-5 from ground level upward – a higher baseline than 2016.
- The Public Address & Voice Evacuation column is entirely new: required for apartments above 60 m, hotels 1,001 m²+, and all starred hotels.
- The self-certification band (500 m² / 24 m) has no 2016 counterpart.

7.3 Table 7B – Educational Buildings

Self-certification up to 500 m² and 24 m.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
24–45 m, or <24 m with 501–1,000	HL-2	R	R	R	NR	NR	R	R	NR
1,001 m ² +	CL-4	R	R	R	R	NR	R	R	R
45–60 m	CL-4	R	R	R	R	NR	R	R	R
Above 60 m	Note 5	–	–	–	–	–	–	–	–

Changes from NBC 2016

- The applicability trigger is unchanged at 9 m / 500 m², but the firefighting table now starts at 24 m, with a self-certification route below.
- New Note 1 escalates laboratories, AV/computer rooms and auditoriums to sprinklered CL-3 regardless of band. No 2016 equivalent.

7.4 Table 7C – Institutional Buildings

Self-certification up to 500 m² and 24 m.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
Nursing homes & sanatoria – >15 m, or ≤15 m with 501 m ² +	HL-3	R	R	R	NR	R	NR	R	NR
Hospitals (C-I) – ≤45 m, 501–1,000 m ²	CL-3	R	R	R	R	NR	R	R	R
Hospitals (C-I) – ≤45 m, 1,001 m ² +	CL-4	R	R	R	R	NR	R	R	R
Hospitals (C-I) – 45–60 m	CL-5	R	R	R	R	NR	R	R	R
Hospitals – above 60 m	Note 3	–	–	–	–	–	–	–	–
Custodial, penal & mental (C-II, C-III) – ≤45 m, 501–1,000 m ²	HL-2	R	R	R	NR	NR	NR	R	NR

C-II, C-III – ≤45 m, 1,001 m²+	HL-3	R	R	NR	R	NR	NR	R	R
C-II, C-III – above 45 m	HL-4	R	R	R	R	NR	R	R	R

Changes from NBC 2016

- Institutional occupancies are now split three ways – nursing homes/sanatoria, hospitals (C-I), and custodial/penal/mental (C-II, C-III) – where 2016 treated them as a single block.
- Nursing homes sit at hose-only HL-3, whereas hospitals start at combined CL-3. That distinction did not exist in 2016.
- Note 10 requires hydraulic-calculation compliance above 30 m – the lowest such trigger of any occupancy (against 60 m for residential and educational).
- Note 1 pulls oxygen/medical-gas storage, gas fuel, laundry, linen/waste, and transformer/HT rooms into sprinklered CL-3.

7.5 Table 7D – Assembly Buildings

Self-certification up to 500 m² and up to 9 m – the lowest height band of any occupancy.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
9–15 m, or <9 m with 501–1,000 m²	HL-3	R	R	NR	NR	NR	NR	R	NR
1,001 m²+	CL-4	R	R	R	R	NR	R	R	R
Above 15 m in height	CL-4	R	R	R	R	NR	R	R	R

Changes from NBC 2016

- The single largest change: 2016 clause 1.2 caught all assembly buildings. NBCS 2026 applies only from 9 m or 750 m², and permits self-certification below 500 m² / 9 m.
- Note 3 escalates live-cooking kitchens, boiler/furnace rooms, laundry/linen/waste rooms and transformer/HT rooms to sprinklered CL-4 – a substantial addition for banquet halls, cinemas and convention venues.
- Assembly compartmentation when sprinklered moved from 2,000 m² to "not essential" under Table 6.

7.6 Table 7E — Business Buildings

Self-certification up to 500 m² and 15 m. Includes data centres as a distinct sub-occupancy.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
15–45 m, or <15 m with 501–1,000 m ²	CL-2	R	R	NR	R	NR	R	R	R
1,001–3,000 m ²	CL-3	R	R	R	R	NR	R	R	R
3,001 m ² +	CL-4	R	R	R	R	NR	R	R	R
45–60 m	CL-5	R	R	R	R	NR	R	R	R
Above 60 m	Note 4	–	–	–	–	–	–	–	–
Data centres — <15 m, up to 1,000 m ²	Note 5	R	R	NR	R	NR	R	R	R
Data centres — <15 m, 1,001 m ² +	Note 5	R	R	NR	R	R	R	R	R
Data centres — up to 1,000 m ² on any single floor	Note 5	R	R	NR	R	R	R	R	R

Changes from NBC 2016

- Data centres appear as a named sub-occupancy — "Data Centres (Machine Environment)" — with their own bands and note set (Notes 3, 12, 13, 15). Nothing comparable exists in 2016.
- Business buildings enter the table at CL-2 — combined sprinkler-and-hose protection from the lowest band. Under 2016 a comparable building took a down-comer or wet riser without mandatory sprinklers at that scale.
- The area trigger rose 500 → 750 m² in clause 1.2, but the table itself starts at 500 m² — read the two thresholds together.
- Business travel distance when sprinklered rose from an effective 45 m to a stated 60 m.

7.7 Table 7F — Mercantile Buildings

Self-certification up to 500 m² and 15 m.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
15–30 m, or <15 m with 501–1,000 m ²	HL-3	R	R	NR	R	NR	NR	R	NR
1,001 m ² +	CL-4	R	R	R	R	NR	R	R	R
Above 30 m	Note 5	–	–	–	–	–	–	–	–
Underground shopping complex	CL-5	R	R	R	R	NR	R	R	R

Changes from NBC 2016

- Underground shopping complexes are called out as a distinct row at CL-5.
- The mercantile applicability area trigger doubled from 500 to 1,000 m² in clause 1.2.
- Sprinklered compartmentation became "not essential" (against a 2,000 m² cap in 2016). Combined with the CL-4 sprinkler requirement above 1,001 m², the trade is explicit: sprinkler the building and the compartment limit falls away.

7.8 Table 7G — Industrial Buildings

Banded by built-up area within each hazard subdivision.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
G-1 Low — up to 1,000 m ² (incl. MSMEs)	HL-1	R	R	NR	NR	NR	NR	R	NR
G-1 — 1,001–2,000 m ²	HL-2	R	R	R	NR	NR	NR	R	NR
G-1 — 2,001–3,000 m ²	HL-3	R	R	R	NR	NR	R	R	NR
G-1 — above 3,001 m ²	HL-4	R	R	R	R	NR	R	R	R
G-2 Moderate — up to 500 m ²	HL-2	R	R	R	NR	NR	NR	R	NR
G-2 — 501–2,000 m ²	HL-3	R	R	R	NR	NR	R	R	NR
G-2 — 2,001–3,000 m ²	HL-4	R	R	NR	R	R	NR	R	NR
G-2 — above 3,001 m ²	CL-5	R	R	NR	R	R	R	R	NR
G-3 High — up to 250 m ²	CL-4	R	R	NR	R	R	R	NR	NR
G-3 — 251–1,000 m ²	CL-5	R	R	NR	R	R	R	R	NR
G-3 — above 1,001 m ²	CL-6	R	R	NR	R	R	R	R	R

Changes from NBC 2016

- 2016 banded high-hazard G-3 by covered area at 50 / 50–150 / 150–300 / 300–500 m² with 10,000–100,000,000 litre storage. NBCS 2026 uses only two breakpoints – 250 m² and 1,000 m² – and states no volumes.
- The smallest G-3 band now attracts CL-4 combined protection. Under 2016 a high-hazard building up to 50 m² required no sprinkler and a 10,000 litre tank. This is the clearest tightening in the industrial table.
- MSMEs are named explicitly in the lowest G-1 band (extinguishers and hose reels only) – a deliberate carve-out with no 2016 counterpart.
- The G-2 step from HL-4 to CL-5 at 3,000 m² is the largest single cost discontinuity in the table.
- Public address & voice evacuation is required only in the largest G-3 band, so most industrial buildings escape it.

7.9 Table 7H – Storage Buildings

Ridge height introduced as a classification parameter alongside built-up area.

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
Built-up area up to 500 m²	HL-4	R	R	NR	R	NR	NR	R	NR
501–1,000 m²	HL-5	R	R	NR	R	NR	R	R	NR
1,001–2,000 m², or ridge up to 7.6 m	CL-6	R	R	R	NR	R	R	R	NR
Above 2,001 m², or ridge 7.6–9.0 m	CL-7	R	R	NR	R	R	R	R	R
Any height with rack storage	Note 2	R	R	NR	R	R	R	R	R

- Ridge height as a classifier is new; 2016 banded storage by covered area and storey count only.
- Rack storage is a distinct row requiring the full suite at any height; in 2016 it was not separately identified.
- Note 1 confines the table to ground storage ≤3.7 m and excludes tyre storage. Note 2 removes rack storage with combustible packaging, water-reactive materials, lithium batteries, ignitable chemicals, retail catwalk and oxidizing agents from the table altogether, sending them to the relevant IS and hydraulic calculation.
- Storage travel distance when sprinklered doubled from an effective 45 m to a stated 90 m.

7.10 Table 7J — Hazardous Buildings

Band	Level	FE	HR	DC	WR	YH	SP	FA	PA
Single floor building	CL-7	R	R	NR	R	R	R	R	R
More than one floor but not exceeding 15 m	CL-8	R	R	NR	R	R	R	R	R

This is the shortest of the nine tables, deliberately so. Note 1 states that hazardous buildings should deploy specific tailor-made systems — water hydrant and sprinklers, dry chemical, dry powder, water mist, gas or wet chemical suppression, foam or any other — per relevant Indian and international standards, in consultation with the local fire service or the AHJ. The table is a floor, not a design.

Changes from NBC 2016

- CL-8 is the highest protection level in the standard: High Hazard, 4,731 lpm × 2 hose streams, sprinkler demand 1,050, duration 60–120 min.
- The explicit direction to consult the AHJ and to use international standards where Indian Standards are unavailable is new; 2016 relied on tabulated values with a note reference.

7.11 Tables 7K and 7M — the water-quantity basis

These two tables carry the water demand that the occupancy tables no longer state. They are the mechanism by which the protection-level codes resolve into litres and litre/min.

Table 7K — Combined Protection System (Sprinkler + Hose) — Cl. 5.1.1(A)

Level	Hazard Class	Hose Stream Flow	Duration	Typical Use
CL-1	Extra Low Hazard-1	379 lpm × 1	30–60	—
CL-2	Extra Low Hazard-2	946 lpm × 1	30–60	Business, smallest band
CL-3	Low Hazard	1,892 lpm × 1	30–60	Hotels ≤1,001 m ² ; hospitals
CL-4	Moderate Hazard-1	2,500 lpm × 1	60–120	Apartments >60 m; assembly
CL-5	Moderate Hazard-2	3,785 lpm × 1	60–120	5-Star hotels; G-2 >3,000 m ²
CL-6	Extra Hazard-1	4,731 lpm × 1	60–120	Storage 1,001–2,000 m ² ; G-3 1,001 m ² +
CL-7	Extra Hazard-2	7,570 lpm × 1	60–120	Storage >2,001 m ²
CL-8	High Hazard	4,731 lpm × 2	60–120	Hazardous multi-storey

Pump capacity = total flow with 20% overflow at 140% capacity. Worked example CL-5: $(12.2 \times 230) + (475 \times 3) = 4,231$ litre; overflow 5,077.2 litre; $5,077.2 / 140 \times 100 = 3,627$ lpm $\rightarrow$ nearest IS pump 3,785 lpm.

Table 7M — Hose Stream Protection System — Cl. 5.1.1(A) & D-6.1

Level	Hazard Class	Hose Stream Flow	Pump Capacity	Duration
HL-1	Extra Light-1	50 lpm $\times$ 4	379 lpm $\times$ 1	30–60
HL-2	Extra Light-2	170 lpm $\times$ 4	946 lpm $\times$ 1	30–60
HL-3	Low Hazard	270 lpm $\times$ 4	$\approx$ 1,514 lpm $\times$ 1	30–60
HL-4	Moderate-1	475 lpm $\times$ 4	2,839 lpm $\times$ 1	60–120
HL-5	Moderate-2	670 lpm $\times$ 5	4,731 lpm $\times$ 1	60–120
HL-6	Extra Hazard	670 lpm $\times$ 6	5,677 lpm $\times$ 1	60–120

Pump capacity = total flow with 40% overflow at 140% capacity. Worked example HL-3: $270 \times 4 = 1,080$ litre; overflow 1,512 litre; $1,512 / 140 \times 100 = 1,514$ lpm.

Changes from NBC 2016

- There is no analogue to Tables 7K or 7M in NBC 2016. Water quantity was a fixed lookup; it is now calculated from hazard class, chosen duration and hydraulic demand.
- Duration is newly variable — 30 to 120 minutes — selectable on hazard, fire preparedness and local conditions. This single parameter can change required storage by a factor of four.
- "Pump" is defined as an electric pump plus an equivalent standby, with a jockey pump in addition. 2016 stated capacity without this gloss.

7.12 Provisions common to all nine occupancy tables

Self-certification

"Up to 500 m² area and up to [24 m / 15 m / 9 m] height (both conditions to be met), self-certification by a certified and State-approved building professional should be treated acceptable."

The height limb varies by occupancy: 24 m for residential, educational and institutional; 15 m for business and mercantile; 9 m for assembly. Both conditions must be satisfied. No such route exists in NBC 2016.

R1 Dry-riser substitution

Where a State or area has municipal or public yard-hydrant supply with outlets throughout the premises, meeting the wet-riser demand flow and pressure on a 24×7 uninterrupted basis, that jurisdiction may replace the wet riser and its pumping and storage with a dry riser. Also recommended below 4°C. Quarterly checks required. Applicable only up to 24 m where HL protection is required.

R2 Shared water storage

Sharing of the water-storage tank may be permitted between adjacent neighbouring properties, including industry clusters, without any loss of hydraulic effects. NBC 2016 required each building to satisfy its own tabulated storage volume.

7.13 Summary – how the table structure changed

Feature	NBC 2016 Table 7	NBCS 2026 Tables 7A–7M
Number of tables	One	Eleven (7A–7J, 7K, 7M)
Number of columns	Fourteen	Eight in the occupancy tables
Banding basis	Storeys, height, covered area	Floor/built-up area, height, ridge height (storage)
Water quantity	Stated in litres	Not stated; derived via 7K & 7M
Pump capacity	Stated in litre/min	Calculated with overflow & 140% factors
MOEFA	Dedicated column	Removed
Voice evacuation	Absent	Dedicated column
Gas detection	Absent from table	Combined with detection & alarm column
Notes	One shared set	A separate set per occupancy, up to eleven notes
Remarks	None	Two – dry-riser substitution & shared storage
Self-certification	None	Opening provision in every table

SECTION EIGHT

08 Notes applying to Tables 7A–7J

Under NBC 2016 a single set of notes served the whole of Table 7. Under NBCS 2026 each occupancy table carries its own set – up to eleven notes for residential, educational and institutional. These are not commentary: they override the tabulated protection level in defined circumstances, and several impose requirements found nowhere else.

READING RULE – THE NOTES ESCALATE THE LEVEL
A residential building tabulated at HL-1 that contains a kitchen becomes **HL-2**; with a sprinklered basement it becomes **CL-3**; with EV parking in the podium or basement it becomes **CL-5**.

8.1 Table 7A – Residential (Notes 1–10)

#	Note
1	If the building has a kitchen, the protection level will be HL-2.
2	If the building has a basement to be protected with sprinklers, the protection level should comply with CL-3.
3	If the building has EV parks in podium or basements, it should be sprinklered and comply with CL-5.
4	Rate-of-rise heat detection in EV parks/charging areas. Smoke detectors in all basements other than ICE vehicle parks. ICE vehicle parks require carbon-monoxide sensors (part of the fire alarm) to activate ventilation.
5	Above 60 m, hydraulic calculations with multi-level pumping and storage plus gravity-redundant down-comer may be required; pumps not to exceed 12 bar shut-off.
6	Pump pressure and quantity should be supported by hydraulic calculations.
7	2,500 lpm at 10 bar common pumping and 2,55,000 litre storage for a cluster of max 5 buildings, with or without common basement; buildings not closer than 9 m. If closer, or basement used for EV parking/charging, comply with CL-5.
8	Multi-level pumping and storage per SLD for cluster buildings more than 45 m; storage every 45 m above for individual buildings.
9	If the cluster exceeds 5 buildings, another equivalent pump/storage set; maximum two such sets.
10	Tables 7K and 7M (water-quantity basis) should be considered.

8.2 Table 7B — Educational (Notes 1–10)

#	Note
1	If there are laboratories, AV/computer rooms or auditoriums, they should be sprinklered and comply with CL-3.

8.3 Table 7C — Institutional (Notes 1–11)

#	Note
1	Basement area, or storage of oxygen/medical gases/gas fuel, laundry, linen/waste, transformer/HT rooms within the footprint or basement should be sprinklered and comply with CL-3.
2	EV parks in podium or basements — sprinklers and CL-5.
3	Above 60 m — hydraulic calculations, multi-level pumping and storage with gravity-redundant down-comer; pumps ≤ 12 bar shut-off.
4	Supplementary protection for specific hazard/critical rooms per Table 9 / 10 / 11 as applicable.
5	Pump pressure and quantity supported by hydraulic calculations.
6	Rate-of-rise heat detection in EV parks/charging; smoke detectors in basements other than ICE parks; CO sensors in ICE parks to activate ventilation.
7	3,785 / 2,500 lpm at 10 bar common pumping and 3,50,000 / 2,55,000 litre storage for a cluster of max 5 buildings of 45 m; buildings not closer than 9 m; else CL-5.
8	Multi-level pumping and storage per SLD for cluster buildings >45 m; storage every 45 m above for individual buildings.
9	If the cluster exceeds 5 buildings, another equivalent set; maximum two sets.
10	If height exceeds 30 m, comply with hydraulic calculations meeting the recommended system architecture.
11	Tables 7K and 7M to be considered for the water-quantity basis.

Note the lower trigger: institutional buildings require hydraulic-calculation compliance from 30 m, whereas residential and educational trigger at 60 m.

8.4 Table 7D — Assembly (Notes 1–9)

#	Note
1	Basement to be sprinklered — comply with CL-3.
2	EV parks in podium or basements — sprinklers and CL-5.
3	Live-cooking kitchens, boiler/furnace rooms, laundry or linen/waste rooms, transformer/HT rooms within the footprint or basement should be sprinklered and comply with CL-4.
4	Pump pressure and quantity supported by hydraulic calculations.
5	Rate-of-rise heat detection in EV parks/charging; smoke detectors in basements other than ICE parks; CO sensors in ICE parks to activate ventilation.
6	2,500 lpm at 10 bar common pumping and 2,55,000 litre storage for a cluster of max 5 buildings; not closer than 9 m; otherwise CL-5.
7	Multi-level pumping and storage per SLD for cluster buildings >45 m.
8	Cluster exceeding 5 buildings — additional pump/storage set; maximum two sets.
9	Tables 7K and 7M to be considered.

8.5 Table 7E — Business (Notes 1–16)

The most extensive note set in the document — Notes 10–15 govern data centres and lithium-ion energy storage.

#	Note
1	Basement to be sprinklered — comply with CL-3.
2	EV parks in podium or basements — sprinklers and CL-5.
3	Supplementary protection for specific hazard/critical rooms per Table 9 / 10 / 11 as applicable.
4	Buildings over 60 m — gravity-redundant down-comer and multi-level pumping/storage per hydraulic calculations; pump shut-off ≤12 bar.
5	Pump pressure and quantity fully supported by hydraulic calculations.

6	Cluster option A (max 5 buildings, 9 m spacing) – 2,500 lpm at 10 bar, 2,55,000 litre storage; CL-5 if closer than 9 m or basement used for EV
7	Cluster option B (max 5 buildings, 9 m spacing) – 3,785 lpm at 10 bar, 3,50,000 litre storage; CL-5 under the same proximity conditions.
8	Cluster buildings over 45 m – multi-level pumping/storage per SLD; individual buildings need intermediate storage every 45 m.
9	Clusters exceeding 5 buildings – additional identical pump set and storage (max 2 sets), verified at the remotest point.
10	Data-centre buildings (general) – entire building sprinklered to CL-5; IT/data halls protected with clean-agent gas suppression where racks have no BBUs or BBUs ≤ 20 kWh.
11	Internet, hyperscale or colocation data centres – comply with CL-6.
12	IT/data-hall racks with Li-ion BBUs ≤ 20 kWh/rack – wet/dry sprinkler, pre-action or third-party-tested water mist; if BBUs > 20 kWh/rack, water mist is prohibited.
13	Data-centre clusters (max 3 buildings) – common pumping permitted with an additional standby diesel pump and double the calculated storage.
14	Buildings with Li-ion energy storage exceeding 600 kWh/floor – comply with CL-6.
15	Li-ion BESS rooms – wet or single-interlock pre-action sprinklers only (whole room as area of operation); storage/pump sizing by hydraulic calculation.
16	Firefighting water quantities – Table 7K (combined) and Table 7M (hose).

8.6 Table 7H – Storage (Notes 1–8)

#	Note
1	Basement to be sprinklered – comply with CL-3.
2	EV parks in podium or basements – sprinklers and CL-5.
3	Supplementary protection for specific hazard/critical rooms per Table 9 / 10 / 11.
4	Pump pressure and quantity supported by hydraulic calculations.
5	Above 30 m – comply with hydraulic calculations meeting recommended system architecture.
6	Above 60 m – multi-level pumping and storage with gravity-redundant down-comer; pumps ≤ 12 bar shut-off.
7	Rate-of-rise heat detection in EV parks/charging; smoke detectors in basements other than ICE parks; CO sensors in ICE parks to activate ventilation.
8	Tables 7K and 7M to be considered.

8.4 Table 7D — Assembly (Notes 1–9)

#	Note
1	Basement to be sprinklered — comply with CL-3.
2	EV parks in podium or basements — sprinklers and CL-5.
3	Live-cooking kitchens, boiler/furnace rooms, laundry or linen/waste rooms, transformer/HT rooms within the footprint or basement should be sprinklered and comply with CL-4.
4	Pump pressure and quantity supported by hydraulic calculations.
5	Rate-of-rise heat detection in EV parks/charging; smoke detectors in basements other than ICE parks; CO sensors in ICE parks to activate ventilation.
6	2,500 lpm at 10 bar common pumping and 2,55,000 litre storage for a cluster of max 5 buildings; not closer than 9 m; otherwise CL-5.
7	Multi-level pumping and storage per SLD for cluster buildings >45 m.
8	Cluster exceeding 5 buildings — additional pump/storage set; maximum two sets.
9	Tables 7K and 7M to be considered.

8.5 Table 7E — Business (Notes 1–16)

The most extensive note set in the document — Notes 10–15 govern data centres and lithium-ion energy storage.

#	Note
1	Basement to be sprinklered — comply with CL-3.
2	EV parks in podium or basements — sprinklers and CL-5.
3	Supplementary protection for specific hazard/critical rooms per Table 9 / 10 / 11 as applicable.
4	Buildings over 60 m — gravity-redundant down-comer and multi-level pumping/storage per hydraulic calculations; pump shut-off ≤12 bar.
5	Pump pressure and quantity fully supported by hydraulic calculations.

8.7 Table 7G — Industrial (Notes 1–7)

#	Note
1	Any combustible storage/packing, fuel storage, boilers or furnaces — those
2	Alternate suppression agent per relevant IS if water is unsuitable for the
3	Oxidizing materials, ignitable liquids, water-reactive chemicals, explosives,
4	Supplementary protection for specific hazard/critical rooms per Table 9 / 10 / 11.
5	Pump pressure and quantity supported by hydraulic calculations.
6	Cluster exceeding 5 buildings — additional pump/storage set; maximum two sets.
7	Tables 7K and 7M to be considered.

8.8 Table 7H — Storage, ground vs rack (Notes 1–4)

#	Note
1	Pump pressure in the table is a minimum, supported by hydraulic calculations. Applies only to ground storage ≤3.7 m (12 ft), excluding tyre storage: packaging materials on ground with/without pallets; raw materials in solid pile, shelves or pallets; finished goods likewise; miscellaneous storage around manufacturing/assembly/packaging; and retail shelf storage other than catwalk. Comply also with supplementary protection per Table 9 / 10 / 11.
2	For rack storage with plastic/combustible packaging (exposed or cartoned, unexpanded or expanded), water-reactive solid/liquid storage, lithium-battery storage, ignitable-chemical storage, retail catwalk, or any oxidizing-agent storage — follow relevant IS, with pump capacity and storage justified by hydraulic calculation.
3	Cluster exceeding 5 buildings — additional pump/storage set; maximum two sets.
4	Tables 7K and 7M to be considered.

8.9 Table 7J — Hazardous (Notes 1–3)

#	Note
1	These buildings should deploy specific tailor-made systems — water hydrant/sprinklers, dry chemical, dry powder, water mist, gas or wet chemical suppression, foam or any other — per relevant Indian and international standards where IS are unavailable, in consultation with the local fire service or AHJ.
2	Pump pressure and quantity supported by hydraulic calculations.
3	Tables 7K and 7M to be considered.

8.10 Cross-cutting themes in the notes

- **Electric vehicles** are the single most repeated theme. EV parking in podium or basement escalates to CL-5 with sprinklers in every occupancy that carries the note, and rate-of-rise heat detection in EV parks and charging areas is required across the board. No equivalent exists anywhere in NBC 2016.
- **ICE vehicle** parks require carbon-monoxide sensors wired to activate ventilation — a life-safety rather than fire-detection function, newly brought inside the fire alarm system.
- **Cluster and campus pumping** is formalised: 2,500 lpm at 10 bar and 2,55,000 litre storage for up to 5 buildings, a 9 m separation condition, and a maximum of two sets.
- The 12 bar pump shut-off ceiling above 60 m is a new hydraulic constraint with direct equipment-selection consequences.
- Hydraulic calculation is mandated in every occupancy note set. The tabulated values are explicitly a floor, not a design.

SECTION NINE

09 Water demand, pumping, pipe sizing & sprinklers

9.1 Water demand — from lookup to calculation

Aspect	NBC 2016	NBCS 2026
Where stated	Table 7, columns 9–14	Not in the occupancy table; via Tables 7K / 7M
Underground static tank	Explicit litres: 10,000–200,000	Derived from protection level and duration
Terrace tank	Explicit litres: 5,000 / 10,000 / 20,000	Derived; multi-level storage above 45 m
Pump capacity	Explicit: 450 / 900 lpm	Calculated with overflow & 140% factors
Duration	Implied by fixed volume	Selectable 30–120 min based on hazard
Basis of design	Tabulated compliance	Hydraulic calculation, mandated by table notes

Calculation basis stated in the standard

- Combined (CL) — pump capacity = total flow with 20% overflow at 140% capacity. CL-5: $(12.2 \times 230) + (475 \times 3) = 4,231$ litre; overflow 5,077.2 litre; $5,077.2 / 140 \times 100 = 3,627$ lpm $\rightarrow 3,785$ lpm.
- Hose-only (HL) — pump capacity = total flow with 40% overflow at 140% capacity. HL-3: $270 \times 4 = 1,080$ litre; overflow 1,512 litre; $1,512 / 140 \times 100 = 1,514$ lpm.
- "Pump" means an electric pump plus a standby of equivalent capacity, with a jockey pump additionally for pressure loss.

9.2 Static water storage tanks — clause 5.1.2.1

Considerably more prescriptive than its 2016 predecessor. Requirements now stated explicitly:

- Effective capacity measured above the top of the pump casing — flooded suction.
- Storage in two or more interconnected compartments of equal size, permitting cleaning without interrupting availability.
- Domestic suction tank fed only through an overflow arrangement from the fire-water tank, to guarantee the fire reserve.
- Underground fire-water tank ≤ 7 m deep from the fire-brigade draw-out connection; the connection ≤ 5 m from the tank wall.
- Covering slab to withstand a total vehicular load of 45 tonnes (or higher) as a four-point load where it forms part of a fire-apparatus pathway.
- Fire-brigade collecting head with 4×63 mm instantaneous male inlets (2×63 mm for pumps $\leq 1,400$ litre/min) in a street-level valve box, connected by GI pipe ≥ 150 mm, discharging 2,250 litre/min where the tank is in a basement or not reachable by fire engines.
- Fire-brigade draw-out collecting head with 63 mm instantaneous male draw-out, connected to 100 mm GI pipe with a foot-valve arrangement in the tank.

9.3 Firefighting pump house — clause 5.1.2.2

- Directly accessible from surrounding ground level; for industrial occupancies preferably at ground level.
- Where below ground, preferably in the first basement and not lower than the second (pumping efficiency then to be ascertained). Direct staircase access from ground, or an enclosed passageway of 120 min rating; access must not require negotiating other occupancies.
- Separated by fire walls all around, with 120 min rated fire doors.
- Well ventilated; water stagnation avoided; no other utility equipment inside.

- Negative-suction arrangements and submersible pumps are not allowed.
- Sized for all pumps and accessories — PRVs, ICVs, diesel tank, electrical panel. ICVs for towers may sit in the first basement in a 120 min room.
- Diesel-engine battery on a separate charger from emergency power; exhaust insulated to a safe ground-level location allowing for back pressure.
- Fire pump to have a soft starter or VFD starter — a requirement absent from 2016.

9.4 Hydrant pressure & hose reels — clause 5.1.1

Parameter	NBCS 2026 Requirement
Pressure at remote & highest hydrant	Not less than 3.5 bar
Maximum pressure at hydrants	Not to exceed 7.0 bar, for operator safety
Pressure control	Orifice plates at landing valves, or pressure-reducing devices, especially at lower levels
Hose-reel diameter	Not less than 19 mm, connected directly to the riser/down-comer main
Wet-riser topology	Interconnected at terrace level to form a ring, with cut-off per connection
Hydrant location	In the firefighting-shaft lobby; floor hydrants within 5 m of the fire-exit door in exit access
Hose cabinet	Glass panel; inscribed "FIRE HOSE CABINET" in 75 mm letters; door need not be fire rated; shown on the floor plan
Valve supervision	Supervisory switch to the alarm panel, or chains/padlocks/labels and tamper-proof tags; valves kept in the intended position

The 7.0 bar upper limit, the 5 m proximity rule, the labelled hose cabinet, and valve supervisory switching are all elaborations beyond the 2016 text.

9.5 Pipe sizing — Table 8, Size of Main

EASY TO MISS — THE TABLE NUMBER DID NOT CHANGE

A 30 m hotel or business tower that could be served by a 100 mm riser under NBC 2016 now requires 150 mm. On a tall building this affects shaft sizing, structural loading, valve selection and cost — and it cannot be recovered by increasing pump capacity.

Occupancy	2016 — 100 mm Main Permitted	2026 — 100 mm Main Permitted
Hotels	Up to 45 m height	Up to 15 m height
Business (E)	Up to 45 m height	Up to 15 m height
Institutional (C)	Up to 30 m height	Up to 15 m height
Apartments	Not height-limited in table	Up to 15 m height
Educational (B)	Not height-limited in table	Up to 15 m height
Assembly (D)	Not height-limited in table	Up to 15 m height
Industrial (G)	100 mm up to 15 m	100 mm up to 9 m; 150 mm up to 15 m
Storage (H), Hazardous (J)	150 mm (min), up to 15 m	150 mm (min), up to 15 m

Both editions specify single-outlet 63 mm landing valves for the 100 mm and 150 mm mains.

9.6 Sprinkler requirements — clause 5.1.3

Sprinkler extent is now driven by Tables 7A–7J rather than a single rule, and the clause is expanded:

- Selective sprinklering is expressly cautioned against — a fire starting in an unsprinklered area presents a real danger.
- Sprinkler ICVs installed inside the fire pump room; for industrial buildings they may be outside subject to consultation with the Authorities.
- Where interior design requires pendent sprinklers with no false ceiling, a circular plate of about 250 mm diameter is required around the sprinkler for proper response — a new detailing requirement.
- Sprinkler protection is the mechanism by which most relaxations elsewhere are earned: compartment sizes, travel distances, and escalation from HL to CL levels.

9.7 Other suppression systems

System	Status in NBCS 2026
High & medium velocity water spray	Clause 5.1.4 – outdoor and indoor equipment protection
Fixed foam installation	Clause 5.1.5
Gas-based suppression	Clause 5.1.6
Automatic water mist	Clause 5.1.8
Clean agents	Clause 5.1.9 – expanded; condensed aerosol (1–10 micron particles) described
Water spray system	Clause 5.2.2.1 – protecting specific equipment rather than a whole room
Clean-agent total flooding	Clause 5.2.2.9 – agent fills the protected volume
Maintenance	Clause 5.3 – references the Handbook on Asset & Facility Management

SECTION TEN

10 Fire detection & alarm requirements

10.1 What changed at table level

Element	NBC 2016	NBCS 2026
MOEFA	Separate table	Column removed
Automatic detection & alarm	Table column	Retitled to include LPG/PNG gas detector
Public address & voice evacuation	Not a table column	New column across all nine occupancy tables
Gas detection	Incidental provision	Tabulated requirement
CO detection	Not addressed	Required in ICE vehicle parks, wired to ventilation
Rate-of-rise heat detection	Not specifically required	Required in EV parks & charging areas
Video-based fire detection	Not addressed	New clause 5.2.1.3

10.2 Detection philosophy by area – from the table notes

Area	Required Detection
EV parks & charging areas	Rate-of-rise heat sensor / detection system
All basements other than ICE vehicle parks	Smoke sensors / detectors as part of the fire alarm system
ICE vehicle parks	Carbon-monoxide sensors, to activate the ventilation system
Server areas & data halls	Aspirating smoke detection recommended, with HSSD and heat sensitivity (Annex F)
Specific hazard & critical rooms	Per Table 9 / 10 / 11 as applicable

10.3 New detection technologies described

Clause 5.2.1 now describes technologies that had no place in the 2016 text:

- Flame detection across ultraviolet, infrared (2–6 μm, from hot CO₂ and H₂O in the flame) and visible bands.
- Video-based fire detection (VFD) – CCTV with image-processing software detecting visible smoke, flame or heat distortion, capable of simultaneous detection and alerting.
- High-sensitivity pneumatic linear (tubing) heat detection in copper, steel or Teflon.
- Aspirating high-sensitivity smoke detection.
- Fuel-leak detection cable and linear heat sensing (LHS).

10.4 The new selection tables – Tables 9, 10 and 11

Clause 5.4 introduces Table 9, fire detection and suppression systems based on the specific type and intensity of industrial hazards, to serve designers, fire-safety engineers and facility managers in selecting systems for Groups G to 3. The standard describes this as moving "away from a one-size-fits-all model". Clause 5.5 adds

Table 10 (automatic detection) and Table 11 (automatic suppression), each option scored S (Suitable) or NS (Not Suitable) against a hazard scenario.

Risk / Area	Character
Battery room with lithium-ion	Distinct from other battery rooms, listed separately
Server room & data halls	Aligned with Annex F requirements
Kitchen with any type of fuel	Including LPG cooking
Network & telecom rooms	Critical-infrastructure protection
Transformer & HT rooms	Referenced through occupancy note sets

There is no analogue to Tables 9, 10 or 11 in NBC 2016. Special-hazard protection was previously handled by cross-reference to individual Indian Standards, without any selection matrix.

10.5 Where the notes escalate alarm requirements

Four of the nine occupancy note sets – institutional, business, industrial and storage – require compliance with supplementary protection per Table 9, 10 or 11 for specific hazard and critical rooms. This obligation sits outside the occupancy table and is easy to overlook when reading Tables 7A–7J alone.

SECTION ELEVEN

" Fire load — significant change

The fire-load provisions have changed materially, and in a direction that makes them usable for design rather than merely definitional.

11.1 Definitions

Term	NBC 2016	NBCS 2026
Fire Load (2.25)	Calorific energy of the whole contents of a space, including facings of walls, partitions, floors and ceilings.	Total energy that could be released during a fire in a compartment, floor or building; expressed in Mega Joules (MJ).
Fire Load Density (2.26)	Fire load divided by floor area.	Fire load per unit area, expressed in MJ/m² or wood equivalent – followed by a full table of values by occupancy.

Two things changed. First, fire load acquires explicit units (MJ) where 2016 gave none. Second – and more importantly – the 2026 definition of fire-load density is no longer one line: it carries an embedded table of design values.

11.2 The new fire-load density table (clause 2.26)

Sl.	Building Type	Fire-Load Density (Wood Eq., kg/m²)
i	Residential (A)	25
ii	Institutional (C) & Educational (B)	25
iii	Assembly (D)	25 to 50
iv	Business (E)	25 to 50
v	Mercantile (F)	Up to 250
vi	Industrial (G)	Up to 150
vii	Storage (H) & Hazardous (J)	Up to 500

There is no equivalent table anywhere in NBC 2016 Part 4. Its arrival matters because performance-based design under the new Annex M requires a design fire, and a design fire requires a fire-load density. The table gives that input a codified default – and a twentyfold spread between residential and storage.

CLERICAL ERROR TO WATCH

Clause 2.26 of NBCS 2026 swaps Group B and Group C. Correctly, Group B governs Educational and Group C governs Institutional occupancies.

11.3 Annex A – calorific values

Retained with the same purpose – calorific values of common materials for guidance, referenced from clause 3.1.8 on classification of industrial hazard. Renumbered from Table 9 to Table 12. The value structure is unchanged, expressed in 10³ kJ/kg with a wood-equivalent column in kg/kg.

11.4 Annex B — hazard classification, expanded

Aspect	NBC 2016	NBCS 2026
Title	Broad classification of industrial occupancies into different degree of hazard	...different degree of FIRE hazard
Extent	≈3 pages	≈4 pages
Structure	Three columns: Light, Moderate, High	Three classes with sub-category (A) and (B) within the high-hazard class
Scope note	None	New note: fire hazard only; chemical hazard/pollution not addressed
Content	Traditional industry list	Expanded with contemporary hazards

New or newly-elevated entries visible in the 2026 list include automobiles and other vehicles powered by lithium or lithium-ion batteries, battery manufacturing, battery charging and service stations, auto components including plastics and foam (listed separately from those excluding them), chemical store (water-reactive), aluminium and magnesium powder plants, and aircraft hangar units. The introduction of sub-categories within the high-hazard class is the structural change: it permits differentiation between hazards previously grouped together.

SECTION TWELVE

12 Fire resistance — what changed & what did not

12.1 Definitions unchanged

The fire-resistance criteria are carried over verbatim. Both editions define resistance against the same three criteria:

Criterion	Definition (identical in both editions)
Load-bearing capacity — Stability (R)	Ability of a load-bearing element to withstand fire exposure without loss of structural stability.
Integrity (E)	Resistance to penetration of flame and hot gases.
Insulation (I)	Resistance to temperature rise on the unexposed face — max 180°C at any point, 140°C average.

2026 adds one note: Radiation (W) may be used as a criterion for glass — the ability to resist the passage of heat from one side to another. Fire-resistance rating continues to be specified in minutes by standard fire test, with non-structural assemblies bearing a permanently-affixed label of compliance.

12.2 Table 1 — the only substantive change is the roof row

The 2026 foreword identifies it: "Fire resistance rating of roofs located over 6.7 m has been updated in Table 1."

Roof — Height to Lowest Member	Type 1	Type 2	Type 3	Type 4
2016 & 2026 — 5 m or less	120	90	60	60
2016 & 2026 — >5 m, <6.7 m	60	60	60	60
2016 — 6.7 m or more	0	0	0	0
2026 — 6.7 m or more	0*	0*	0*	0*

****New 2026 footnote:** "60 min should be adopted when associated building services/cables are running at higher levels and supported from/near the roof, like in airports."*

This is a tightening, not a relaxation. Under 2016 a roof more than 6.7 m above the lowest member required no rating in any construction type. Under 2026 the same roof requires 60 min wherever building services or cables run at high level and are supported from or near the roof — which describes most airport terminals, exhibition halls, convention centres, large-span industrial buildings and warehouses.

12.3 Table 1 — everything else retained

The remaining rows are unchanged between editions. Values that continue to apply (minutes):

Element	Type 1	Type 2	Type 3	Type 4
Exterior walls, sep. <3.7 m — bearing	240	120	120	60
Exterior walls, sep. <3.7 m — non-bearing	120	90	60	60
Exterior walls, 3.7–<9 m — bearing	240	120	120	60

Exterior walls, 3.7–<9 m — non-bearing	90	60	60	60
Exterior walls, ≥9 m — bearing	240	120	120	60
Exterior walls, ≥9 m — non-bearing	60	60	60	60
Fire separation assemblies (fire-check doors)	120	120	120	120
Fire enclosures of exits	120	120	120	120
Shafts for services, lift hoistway, refuse chutes	120	120	120	120
Vertical separation between tenant spaces	60	60	60	60
Dwelling-unit separation — load bearing	120	120	60	60
Dwelling-unit separation — non-load bearing	60	60	30	30
Interior bearing walls — supporting >1 floor	240	120	120	120
Interior bearing walls — supporting one floor	180	90	60	60
Interior bearing walls — supporting a roof only	180	90	60	60
Walls supporting structural members	180	90	60	60
Floor construction	120	90	60	60

12.4 Scope of Table 1 widened

Aspect	NBC 2016	NBCS 2026
Table title	Fire Resistance Ratings of Structural & Non-Structural Elements	Unchanged
Row heading	"Structural Element"	"Structural / Non-Structural Element"
Referenced from	Clauses 3.3.1 and 3.3.2	Clauses 3.4.1, 3.4.2, 3.5.9.1, 3.5.9.2 and F-2.1

The added cross-references matter. Clauses 3.5.9.1/3.5.9.2 are the glazing provisions, and F-2.1 is the data-centre annex, which requires fire ratings validated and certified against Table 1, with Annex C used only where no validated rating exists. Table 1 therefore now governs glazing and data-centre construction explicitly.

12.5 Annex C — renumbered, values retained

The seventeen tables of available fire-resistance data move from Tables 10–26 to Tables 13–29. Spot-checking confirms values carried over: e.g. Masonry Walls Solid (2016 Table 10, 2026 Table 13) — RCC requires 120 mm minimum thickness at 60 min load bearing, same 25 mm cover. The concrete, steel and timber tables all appear unchanged in substance.

Annex C remains explicitly informative in both editions: data to be used where a validated or certified rating is not available; where one exists, the certified rating governs.

SECTION THIRTEEN · THESE OCCUPANCIES CHANGE MOST

13 Industrial & storage — consolidated changes

Industrial and storage occupancies change more than any others in the 2026 revision. The changes are spread across seven parts of the document, so this section brings them together. The prescriptive text of clauses 6.7 and 6.8 is largely carried over verbatim; almost all of the substance moved into the tables, thresholds and new annexes.

13.1 Summary of what changed

Area	NBC 2016	NBCS 2026
Applicability (G-1, G-2)	500 m² on any floor	Total building area >2,000 m², at any height
Applicability (G-3)	500 m²	500 m² or 15 m — unchanged
Firefighting requirement	Rows within a single Table 7	Dedicated Table 7G (industrial) & Table 7H (storage)
Water quantity	Explicit litres in the table	Protection levels HL / CL via Tables 7K, 7M
Hazard classification	Light / Moderate / High	Same three, with sub-categories (A) and (B) in high hazard

Compartmentation	Consult local fire department	Tabulated: 10,000 m² sprinklered below 6.7 m; 5,000 m² for warehouses below 5 m
Travel distance (G-1, G-2 sprinklered)	67.5 m by derivation	60 m stated — reduced
Travel distance (storage sprinklered)	45 m by derivation	90 m stated — doubled
Storage exit distance (hazardous)	22.5 m	30.0 m — relaxed
Fire-load density	Not tabulated	Industrial up to 150; storage/hazardous up to 500 kg/m² wood eq.
Hazard-based system selection	Not provided	New Tables 9, 10 and 11 for Groups G to J
Industry-specific guidance	Reference to good practice only	New Annex N — industry-by-industry protection matrix
Venting	Annex M	Annex K — renumbered, content retained

13.2 Clause 6.7 Industrial — text changes

The fire-separating-wall provisions of 6.7.1.1 are carried over essentially word for word (screen wall through the roof ≥600 mm high with 6 m horizontal separation; 230 mm masonry or 150 mm RCC extension; 60 min fire doors and fire-resistant glass within 3 m of a separating wall; north-light roof rules). One substantive addition to 6.7.1.1(k):

Edition	Clause 6.7.1.1(k)
NBC 2016	Storage areas shall be separated from the remainder of the building/block by fire walls.
NBCS 2026	...Moderate and high-hazard areas in industries should have two fire doors each having 180 min fire-resistance rating.

The second sentence is new — a meaningful cost and detailing change sitting in a clause that otherwise reads as unchanged, easy to miss on a redline. Also new is a floor-slab provision at 6.7.1.1(j): slab thickness in buildings with upper levels should be designed to provide the fire rating stated in the clause. Life-safety provisions at 6.7.2 are unchanged in substance:

- Aircraft assembly and similar undivided floor areas — where distance to the nearest outside wall exceeds 45 m, exit tunnels or overhead passageways may satisfy the requirement; special ruling may permit greater distances for single-storey sprinklered buildings, capped at 65 m where smoke venting is the condition, with the 1.8 m smoke-layer criterion.
- Special-purpose industrial occupancies — exits need be provided only for persons actually employed.
- High-hazard occupancies — at least two exits in different directions from every point on every floor; slide escapes permitted as required for upper floors.
- Note retained: all high-hazard industrial occupancies should have automatic sprinkler or other appropriate protection, including explosion venting for any area subject to explosion hazard.

**13.3 Table 7G — industrial requirements
by hazard & area**

Subdivision	Built-up Area Band	Level	Comment
G-1 Low	Up to 1,000 m ²	HL-1	Minimum; most systems NR
G-1 Low	1,001–2,000 m ²	HL-2	Extinguisher required
G-1 Low	2,001–3,000 m ²	HL-3	Riser & hydrant added
G-1 Low	Above 3,001 m ²	HL-4	Extinguisher & hydrant required
G-2 Moderate	Up to 500 m ²	HL-2	One level above G-1
G-2 Moderate	501–2,000 m ²	HL-3	Extinguisher, riser & hydrant
G-2 Moderate	2,001–3,000 m ²	HL-4	As above at higher flow
G-2 Moderate	Above 3,000 m ²	CL-5	Crosses into combined sprinkler
G-3 High	Up to 250 m ²	CL-4	Sprinklered from smallest band
G-3 High	251–1,000 m ²	CL-5	Moderate Hazard-2, 3,785 lpm
G-3 High	Above 1,001 m ²	CL-6	Extra Hazard-1, 4,731 lpm

READING G-2 CAREFULLY

A moderate-hazard industrial building steps from hose-only to combined sprinkler protection at 3,000 m². That single threshold is the largest cost discontinuity in the industrial table.

13.4 Table 7G notes — the escalation triggers

The full note set is at See Section 8.7. The four that change design outcomes most often:

- Any combustible storage/packing, fuel storage, boilers or furnaces escalate those areas to CL-6 regardless of the tabulated band.
- Where water is unsuitable for the materials protected, an alternate suppression agent must be considered per relevant IS.
- Oxidizing materials, ignitable liquids, water-reactive chemicals, explosives, aluminium dust or any explosive environment must be treated separately — outside the table entirely.
- Supplementary protection per Tables 9, 10 and 11 applies to specific hazard and critical rooms.

13.5 Clause 6.8 Storage — the one numeric change

Edition	Clause 6.8.1.1
NBC 2016	Exit within 22.5 m of any point where persons may be present, or 35 m where sprinklered.
NBCS 2026	Exit within 30.0 m (see Table 4), or 35 m where sprinklered.

The unsprinklered distance relaxes from 22.5 to 30.0 m, with a cross-reference to Table 4 added. The sprinklered figure of 35 m is unchanged — so the concession for sprinklering a hazardous-commodity storage area narrows from 12.5 m of extra travel to 5 m. The remaining storage provisions (6.8.1.2 two-exit & smoke-venting rules; 6.8.1.3 aircraft hangars; 6.8.1.4 grain elevators; 6.8.1.5 car parking now referred to Annex G; 6.8.2 volatile-substance precautions) are carried over without substantive change.

13.6 Table 7H — storage requirements, ridge height introduced

Band	Level	Comment
Built-up area up to 500 m²	HL-4	Hose-only protection
501–1,000 m²	HL-5	Hose-only at higher flow
1,001–2,000 m², or ridge up to 7.6 m	CL-6	Extinguisher, hose reel, wet riser & hydrant
Above 2,001 m², or ridge 7.6–9.0 m	CL-7	Extra Hazard-2, 7,570 lpm
Any height with rack storage	Note 2	Rack storage is its own trigger

Two parameters are new. Ridge height as a classifier did not appear in NBC 2016 at all, and rack storage is now called out explicitly. Note 1 limits the table to ground storage ≤ 3.7 m excluding tyre storage; Note 2 removes rack storage with combustible packaging, water-reactive materials, lithium batteries, ignitable chemicals, retail catwalk or oxidizing agents from the table entirely, sending them to the relevant IS and hydraulic calculation.

A SIGNAL OF WHAT CHANGED SINCE 2016

Lithium-battery storage receiving a named exclusion runs through the EV-parking notes, Annex B and Table 9 alike.

13.7 Compartmentation changes for these occupancies

Case	NBC 2016	NBCS 2026
Industrial below 6.7 m, unsprinklered	750 m² general baseline	1,500 m²
Industrial below 6.7 m, sprinklered	Consult local fire department	10,000 m²
Industrial above 6.7 m	Not addressed	Exempt from area compartmentation (cl. 4.5.3.1)
Warehouses below 5.0 m, sprinklered	Not addressed	5,000 m²
Warehouses above 5.0 m	Not addressed	Exempt from area compartmentation
Hazardous / high hazard	Not separately tabulated	500 m² sprinklered
Hazardous areas within industrial/storage	Not addressed	Compartmented irrespective of area or size (cl. 4.5.3.5)

Clause 4.5.3.5 is the counterweight to the large relaxations above. Vehicle-charging areas, ignitable-chemical storage, hazardous-waste storage and flammable-scrap storage must be compartmented irrespective of size, unless located 30 m away from any adjacent occupied building. No equivalent exists in NBC 2016.

13.8 What the new annexes add for these occupancies

Source	What it Provides
Annex B (expanded)	Sub-categories (A) and (B) within high hazard; new entries include Li / Li-ion vehicles, battery manufacturing, charging & service stations, aluminium/magnesium powder plants, water-reactive chemical stores, auto components with/without plastics & foam.
Annex K (was Annex M)	Fire-protection considerations for venting in industrial buildings – renumbered, content retained; referenced from 6.7.3(c).
Annex N (new)	Industry-by-industry matrix stating extinguisher, hose reel, hydrant, sprinkler (process & storage blocks separately), fire alarm & special-protection systems, by hazard band and aggregate built-up area.
Tables 9, 10, 11 (new)	Hazard-based selection of detection/suppression technologies for Groups G to J, scored Suitable / Not Suitable.
Clause 2.26 (new table)	Fire-load density: industrial up to 150 kg/m², storage/hazardous up to 500 kg/m² wood eq. – the input for performance-based approaches.

13.9 Annex N thresholds relevant to industrial & storage

Annex N is informative, but its numeric triggers are the most specific industrial guidance in the document:

Trigger	Requirement
Single largest building exceeds 2,000 m²	Manual fire-alarm system for the entire unit
Combined process + storage block area >5,000 m²	Suitable detection with manual call stations for the entire factory
Combined process + storage blocks in same building >2,000 m²	Sprinkler installation required in the entire area

Process godowns or building exceed 2,000 m ²	Hydrant required
Storage building value >10% of total manufacturing area	Triggers the storage-block sprinkler column
Battery charging stations	Water-mist systems per IS 15519
Aggregate built-up area >2,500 m ²	Threshold at which the low-hazard industry schedule applies

13.10 Net effect for an industrial or storage project

RELAXATIONS

- Part F does not apply at all to G-1/G-2 below 2,000 m² total (was 500 m²/floor).
- Sprinklered compartment sizes rise dramatically — 10,000 m² industrial below 6.7 m, 5,000 m² low warehouses; tall volumes exempt.
- Storage travel distance sprinklered doubles to 90 m; hazardous exit distance eases to 30 m.
- Water storage may be shared across adjacent properties and clusters.
- Dry riser may replace wet riser where 24×7 supply meets demand, up to 24 m with HL.

TIGHTENINGS

- Two fire doors at 180 min for moderate and high-hazard areas (6.7.1.1 k).
- G-3 high hazard attracts CL-4 combined protection from as little as 250 m².
- Hazardous areas compartmented irrespective of size unless 30 m clear (4.5.3.5).
- Industrial travel distance sprinklered reduces 67.5 → 60 m.
- Voice evacuation and LPG/PNG gas detection become tabulated requirements.
- Roofs above 6.7 m require 60 min where services/cables run near them.
- Rack, lithium-battery and reactive-chemical storage removed from the table to hydraulic calculation.

SECTION FOURTEEN

14 New risk-based selection tables (9, 10, 11)

Clause 5.4 introduces detection and suppression systems based on the specific type and intensity of industrial hazards (Table 9), moving "away from a one-size-fits-all model" for Groups G to J. Clause 5.5 adds Table 10 (detection) and Table 11 (suppression), each option scored S (Suitable) or NS (Not Suitable).

Detection Technologies Covered	Suppression Technologies Covered
High-sensitivity pneumatic linear (tubing) heat — copper, steel or Teflon	Water mist, low and high pressure
Aspirating high-sensitivity smoke detection	Clean-agent gas suppression
Gas, flame and video detection	Wet and dry pre-action sprinkler
Fuel-leak detection cable	Modular panel and rack suppression
Linear heat sensing (LHS) with high-sensitivity heat	Water-spray protection
—	Wet-chemical kitchen suppression
—	Aerosol-based fire suppression
—	Carbon-dioxide total flooding

Table 9 is indexed by risk type — worked examples include battery rooms with lithium-ion, server rooms and data halls, kitchens with any fuel including LPG, and network/telecom rooms. Selecting a special-protection system is expressly subject to a comprehensive fire-risk assessment considering fuel type, occupancy, fire growth rate and criticality. There is no analogue to Tables 9, 10 or 11 in NBC 2016. Special-hazard protection was previously handled by reference to individual Indian Standards without a selection matrix.

14.1 Other fire-protection changes

Item	Change
Water curtain for basement compartmentation	Reviewed and deleted
Commercial kitchens	2016 Annex G deleted; now cross-referenced to IS 18271:2023
Clean-agent systems	New clause 5.1.9; condensed aerosol systems (1–10 micron particles)
Video-based fire detection	New clause 5.2.1.3 – CCTV with image processing
Fire-pump suction	Flooded-suction requirement stated per occupancy via Tables 7A–7J
Maintenance	Clause 5.3 references the Handbook on Asset & Facility Management

SECTION FIFTEEN

15 Life-safety changes affecting all occupancies

15.1 Travel distance – 2016 Table 5 → 2026 Table 4

2016 gave two columns with a blanket note permitting +50% for fully sprinklered buildings. 2026 makes the sprinklered value an explicit column, and the values are not simply the old uplift.

Occupancy	2016 Base (T1&2)	2016 Sprinklered (derived)	2026 Sprinklered	Effect
Residential (A)	30.0 m	45.0 m	60.0 m	UP
Educational (B)	30.0 m	45.0 m	45.0 m	SAME
Institutional (C)	30.0 m	45.0 m	45.0 m	SAME
Assembly (D)	30.0 m	45.0 m	45.0 m	SAME
Business (E)	30.0 m	45.0 m	60.0 m	UP
Mercantile (F)	30.0 m	45.0 m	45.0 m	SAME
Industrial G-1, G-2	45.0 m	67.5 m	60.0 m	DOWN
Industrial G-3	22.5m	33.75m	45.0 m	Reduced
Storage (H)	30.0 m	45.0 m	90.0 m	×2
Hazardous (J)	22.5 m	33.75 m	30.0 m	DOWN

New notes in 2026

- Common path of travel limited to 50% of the tabulated distance – a genuine tightening with no 2016 equivalent.
- Utility service and equipment areas exempt from travel-distance measurement within the room.
- Sprinklered spaces with ceiling ≥ 10 m (airports, exhibition halls, convention centres, mall atria, entrance lobbies) may increase travel distance by 100% calculated from the unsprinklered baseline, and must never be applied as a multiplier to (Sprinklered) values.
- Spaces with ceiling ≥ 17 m qualifying for sprinkler exemption may likewise increase by 100%, with smoke/heat venting recommended.

15.2 Compartmentation – prose clause becomes Table 6

Building Type	2016 Sprinklered	2026 Sprinklered	Effect
Basement car parking	3,000 m ²	5,000 m ²	RELAXED
Basements other than car parking	2,000 m ²	2,000 m ²	SAME
Hospitals & nursing homes (C-1)	1,800 m ²	2,000 m ²	RELAXED
Custody/care of children, aged (C-2, C-3)	1,125 m ²	1,500 m ²	RELAXED
Mercantile	2,000 m ²	Not essential	REMOVED
Assembly, with/without atrium	2,000 m ²	Not essential	REMOVED
Business	3,000 m ²	3,000 m ²	SAME
Building Type	2016 Sprinklered	2026 Sprinklered	Effect
Hotels	750 m ² (all other)	3,000 m ²	RELAXED
Data centres	–	2,000 m ²	NEW
Industrial below 6.7 m	Consult fire dept.	10,000 m ²	NEW
Warehouses below 5.0 m	–	5,000 m ²	NEW
Hazardous / high hazard	–	500 m ²	NEW
Buildings with atrium	–	Not required with smoke	NEW

The unsprinklered baseline remains 750 m², except assembly and industrial below 6.7 m which start at 1,500 m². New sub-clauses add requirements 2016 lacked:

- 4.5.3.1 — large-volume spaces exempt from area compartmentation: airports, exhibition halls, convention centres, mall atria, warehouses above 5 m, industrial above 6.7 m, double-height lobbies.
- 4.5.3.2 — all critical utility rooms 2 h fire rated irrespective of size: electrical, server, UPS, battery, lift machine, IT networking, MDF, IDF/HUB, MCR, telecom, janitor store, chemical store, QA/QC labs.
- 4.5.3.3 — guest rooms, corridors and banquets compartmented at 60 m with 30 min doors.
- 4.5.3.5 — in industrial/storage, hazardous areas compartmented irrespective of size unless 30 m clear.

15.3 Occupant load — 2016 Table 3 → 2026 Table 2

Restructured into separate net and gross occupant-load factor columns, with substantial granularity. New or newly-split categories include:

Category	Factor	Basis
Mall — basement sales floor	2.1	Net
Mall — street floor	2.1	Net
Mall — upper sales floor	4.3	Net
Mall — food court	1.8	Gross
Mall — storage / receiving	14.3	Net
Swimming pool — water surface	3.5	Net
Swimming pool — deck	2	Net
Data centre — admin areas	10	Gross
Data centre — data hall, server, equipment	50	Gross
Hospital — inpatient / ward / sleeping	11	Net
Hospital — outpatient	7	Net
Assembly — concentrated, no fixed seating	0.65	Net
Assembly — less concentrated, no fixed	1.4	Net
Dining with table seating	1.8	Net
Gymnasium, sports room, library	4.6	Net
Commercial kitchen	9.3	Net (note)

Assembly with fixed seats: occupant load = number of seats × 1.2. Dormitory portions of homes for the aged, orphanages and similar are calculated at not less than 7.5 m² gross per person.

SECTION SIXTEEN

16 Annex changes

NBC 2016	NBCS 2026	Status
A — Calorific values	A	Retained
B — Industrial hazard classification	B	Retained; note added (fire hazard only)
C — Fire resistance rating data	C	Retained; tables renumbered 13–29
D — Fire drill & evacuation procedures	DELETED	Removed
E — Additional requirements for high rise	D	Renumbered
F — Atrium	E	Renumbered
G — Commercial kitchens	DELETED	Replaced by IS 18271:2023
H — Car parking facilities	G	Renumbered
J — Metro stations	H	Renumbered & elaborated
K — Metro trainways	J	Renumbered & updated
M — Venting in industrial buildings	K	Renumbered
—	F — Data Centres	NEW
—	M — Performance-Based Design	NEW
—	N — Fire Protection for Specific Industries	NEW — ~40 pp, informative

16.1 Annex F — Data centres

- Classified Group E Business, sub-occupancy E-II. Comprehensive fire-risk assessment at planning and periodically in operation.
- Guidance from IS/ISO/IEC 22237 Parts 1, 3 and 4 (general concepts, power distribution, environmental control).
- Anti-static floor; complete isolation from dust, water, vibration and humidity; no water sources or pipelines routed through or above the data hall, UPS room or communications room.
- Server rooms, battery banks and fuel storage physically separated by fire-rated assemblies; battery rooms segregated by 120 min construction.
- Maximum 2 basements, within the building line, total area not exceeding the ground-floor area.
- Type 1 construction only; ground coverage ideally $\leq 60\%$.
- Aspirating smoke detection recommended in server areas; heat sensitivity and HSSD for early detection.
- Clean-agent suppression (heptafluoropropane, fluorinated ketone or equivalent) throughout data halls, server/network/UPS/battery areas and under-floor/overhead voids; agents ozone-friendly.
- Integration of early-warning detection and suppression with the fire alarm and BMS for real-time monitoring.
- Parking at 1 ECS per 100 m² for the administrative component; separate truck and loading provision agreed with the local Fire Authority.
- Generators may be stacked (suggested up to 5), parallel to the data-centre building, subject to OEM advice.

16.2 Annex M — Performance-based design

Applicability is deliberately narrow. Per clauses 1.4 and M-1.2, PBD applies only to validate fire safety for heritage buildings constructed before the first NBC, opened to the public or converted, and constrained from adding staircases or refuge without damaging heritage character. Extension to large assembly buildings, ATC towers, special museums and occupancy changes requires careful consideration by State/local fire authorities on detailing calculations. Quantitative acceptance criteria — new to the Indian code framework:

Criterion	Requirement
Egress	ASET > RSET via validated evacuation modelling
Tenability assessment height	1.8 m above floor level

Asphyxiant gases (CO, HCN)	FED < 0.3
Irritant gases (HCl, NO, SO ₂)	FEC < 0.3, where FEC = $\sum(C_i/F_i)$
Convective heat	Air temperature not exceeding 60°C
Radiant heat	Below 2.5 kW/m ²
Visibility through smoke	Minimum 5–10 m maintained
Suppression & detection	Reliable, exceeding the minimum requirements of this Part

16.3 Annex N — Fire protection for specific industries

An informative annex and the largest single addition by page count. Appendix 1 is an industry-by-industry matrix stating, for each named industry, the required extinguisher, hose reel, hydrant, sprinkler (process and storage blocks separately), fire alarm and special-protection system. Industries are grouped by hazard band — e.g. "Low-Hazard Factories with aggregate built-up area more than 2,500 m²" — and named individually (battery manufacturing, cardamom factories, coffee curing/roasting/grinding, condensed-milk factories, milk-pasteurising plants and dairies, confectionery manufacturing). Typical numeric triggers:

- Manual fire-alarm system for the entire unit where the single largest building exceeds 2,500 m².
- Suitable detection with manual call stations for the entire factory where combined process/storage block area exceeds 5,000 m².
- Sprinkler installation where combined process/storage blocks in the same building exceed 2,500 m².
- Hydrant where the area of process godowns or the building exceeds 2,500 m².
- Specific call-outs — e.g. water-mist systems in battery charging stations per IS 15519.

16.4 Transit Infrastructure Performance Upgrades (Annex H & Annex J)

The transition from NBC 2016 Annex J (Stations) and Annex K (Trainways) to NBCS 2026 Annex H and Annex J represents a structural shift from prescriptive fire-fighting layouts to rigorous, performance-based egress and smoke tenability modeling.

1. Mechanical Emergency Ventilation Gating (Clause J-6.1.2): Mechanical emergency ventilation is now mandatory for all underground or enclosed trainways exceeding 300 m in length.

- Exemption: A mechanical emergency ventilation system is not required for underground or enclosed trainways 60 m in length.
- Engineering Analysis: For trainways between 60 m and 300 m, an engineering analysis must be conducted to prove whether mechanical ventilation is required. If this analysis is not performed, a mechanical emergency ventilation system must be provided by default.
- Storage Track Exemption: Emergency ventilation is not required in storage track areas (stabling lines, depot lines, Y-sidings) with no openings along their length to passenger trainways, provided a fire hazard analysis indicates that a fire on a train in the storage track area will not impact passenger areas.

2. Computational Fluid Dynamics (CFD) & Simulation (Clause J-6.2): Egress and ventilation system designs must be validated using a validated trainway analytical simulation program, a validated computational fluid dynamics (CFD) technique, or both, as approved by the Competent Authority.

3. Emergency Ventilation System Integrity (Clause J-6.3.1): The emergency ventilation system must be designed to:

- Produce sufficient airflow rates within enclosed trainways to meet critical velocity to prevent smoke backlayering.
- Be capable of reaching full operational mode within 180 seconds.
- Maintain required airflow rates for a minimum duration of 2 hours.
- All air distribution systems, structural, and architectural features supporting emergency airflow must remain structurally and operationally intact when exposed to the design fire conditions for the full 2-hour duration.
- Comfort-only passenger/employee fans must shut down automatically upon the initiation of an emergency fire ventilation program to prevent disruption to emergency airflows.

4. Mandatory Station Egress and Tenability Limits (Clause H-11.2 & Table 30/31): Active station smoke extraction systems must maintain a strictly tenable environment along the path of egress during the calculated evacuation time. The design must prove compliance with the following tenability metrics:

- Smoke Layer Height: A clear, smoke-free layer must be maintained at a minimum height of 1.8 m above the walking surface.
- Asphyxiant Gas Fraction (FED): The Fractional Effective Dose (FED) of carbon monoxide (CO) must be < 0.3 . Under Clause H-11.2, maximum CO exposure is strictly capped at 228 ppm for 30 minutes and 455 ppm for 15 minutes.
- Air Velocity Limits: Airflow velocity along the egress path must be 0.75 m/s to prevent smoke backlayering but 11 m/s to ensure passenger stability during evacuation.
- Emergency Noise Control: Noise generated by emergency ventilation equipment must not exceed 85 dBA when measured at 1.5 m above the walking surface to ensure that emergency Public Address announcements remain completely intelligible.

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SECTION SEVENTEEN

17 Consolidated list of deletions

Deleted from NBC 2016	Replacement in NBCS 2026
Table 2 – Comparative Floor Area Ratios	None. Height restrictions eliminated
Annex D – Fire drill & evacuation procedures for high rise	None identified
Annex G – Commercial kitchens	Cross-reference to IS 18271:2023
Water curtain for basement compartmentation	Deleted after review
MOEFA as a standalone table column	Folded into automatic detection & alarm
Explicit water-storage volumes in the occupancy table	Protection levels HL-1...HL-4 and CL-1...CL-8 via Tables 7K & 7M
Explicit pump capacities in the occupancy table	Derived by calculation from Tables 7K & 7M
Compartmentation limits for sprinklered mercantile & assembly	"Not essential"
Subdivision A-2 – one/two family private dwellings	Absorbed; contextually defined in the Note to A-I
Subdivisions E-3, E-4, E-5 (Business)	Deleted

SECTION EIGHTEEN · READ THIS BEFORE ASSUMING RELAXATION

¹⁸ Provisions that tighten

Against a generally liberalising revision, the following are more onerous than 2016:

1. Common path of travel capped at 50% of tabulated travel distance (Table 4, Note 1).
2. All critical utility rooms 2 h fire rated irrespective of area (clause 4.5.3.2).
3. Hazardous areas in industrial/storage occupancies compartmented irrespective of size unless 30 m clear (clause 4.5.3.5).
4. Battery rooms segregated by 120 min fire-rated construction (Annex F).
5. Public address & voice evacuation elevated to a tabulated requirement across occupancies.
6. LPG/PNG gas detection folded into the mandatory detection column.
7. Guest room and corridor compartmentation at 60 m with 30 min doors (clause 4.5.3.3).
8. Applicability extended to alterations of 1,000 m² or more and to changes of occupancy (clause 1.3).
9. 100 mm risers capped at 15 m height across the board (Table 8) – a common uplift to 150 mm.
10. Roofs above 6.7 m require 60 min rating where services/cables are supported near them (Table 1).
11. G-3 high-hazard industry attracts CL-4 combined protection from just 250 m².
12. Two fire doors at 180 min for moderate and high-hazard industrial areas (clause 6.7.1.1 k).

A note on enforceability

NBCS 2026 is voluntary and non-binding. Its provisions take legal force only where a State or local authority adopts them, or where a contract stipulates them. Read every relaxation in this document against the applicable State Fire Services Act, Building Bye-Laws and Development Control Regulations before relying on it.

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