

Following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local laws followed by the concerned Architect / Developer/ Land owner as the case may be.

The construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant rules of local Municipal Corporation.

Area exceeding 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours fire resisting capacity.

Interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.

Provision of ventilation at the crown of the central core-duct of the building shall be provided.

Access shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

Space surrounding the building shall conform the relevant building rules as well as permit the accessibility and availability of Fire appliance with turning facility.

Access roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.

Width and height of the access gates into the premises shall not be less than 4.5 M and 5M respectively abutting the road.

Roof of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.

Roof of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase and operable sashes at each floor level equal to 15% of the said cross section area shall have to be provided in the roof of the building.

Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be open up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.

Access of the Staircases and corridor and travel distance of different categories of occupancies shall have to conform the building rules.

Two staircases one must be on outer wall.

The Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with a top of area not less than 0.2 m².

The building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these of power supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.

There shall be provision for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to provide 15 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire alarm in case of failure of normal electric supply. It shall automatically trip to alternate supply.

Fire alarm system shall conform the I.S. specification including the communication facility in the lift cars connecting with the Control Room of the building.

The lift shall be equipped with automatic sprinkler's installation & must have two separate exits.

Fire protection system such as wet cum down comer system with landing valve and hose reel at each floor incorporated with fire pump each blocks provided at Terrace level, ISI marked Fire extinguishers as per IS 2190/1992, F.R. check alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC for building occupancy.

Fire water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front of the building where Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity each blocks shall be available before occupancy.

Fire protection have been made in this plan, should be corrected in the original plan also which is retained with you.

Finishing shall be non-combustible or class - I surface spread of flame.

Doors must be shield at each floor with intumescent coating.

Fire shall be carried out regularly at least twice in a year after occupation.

Fire shall not be constructed on at least 20 feet wide road and it is responsibility of the owner.

It is to be ensured the road width because he is the passing authority.

Fire shall be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

Fire shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.

It is clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending authority (i.e. the office of the State Fire Officer, Bihar).

It is also clear that this office (i.e. the office of the State Fire Officer, Bihar, Patna) is not responsible for any legal dispute arising upon which the proposed building shall be constructed.

STATE FIRE OFFICER
BIHAR, PATNA