

Renovation Guide for Passive Fire Protection

Renovate happy with Promat.



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Renovation

Often, there's something rather wonderful about working with existing buildings. They have stories to tell - good ones, complicated ones, occasionally alarming ones.

But whether you're breathing new life into a heritage building, adapting a Victorian warehouse into flats, or restoring what decades of well-meaning alterations have left behind, every project begins with a small act of faith: opening a wall and hoping for the best.

This is where passive fire protection becomes part of that story. Not as an afterthought, but woven into the earliest of thinking – the same care you'd bring to new construction, but with the added responsibility of understanding what came before. Buildings don't distinguish between old bones and new when fire takes hold, they just need protection that works.





A brief history of fire regulation

Fire safety regulation
in the UK has had quite
the journey, shaped
by lessons learned
the hard way:

**1960s-
1970s**

Early frameworks
emerge, focusing
primarily on means
of escape and basic
compartmentation in
new builds. Things are...
let's say, optimistic.

**1960s-
1990s**

Building Regulations
consolidate; Approved
Document B becomes the
primary guidance for fire
safety design. People start
reading it. Sometimes.



2000s

Performance-based design gains traction, allowing greater flexibility but requiring robust fire engineering and third-party certification.



2017-present

All change, please. The Building Safety Act 2022 introduces the 'golden thread' of information, stricter accountability, and a renewed focus on competence, traceability, and whole life cycle building safety.

Today's expectations are clear. Demonstrate (and, critically, justify) compliance, document everything, and work with people who know what they're doing.



5 common challenges in renovation and change of use

1. Dealing with legacy constructions

THE CHALLENGE

Every old building has secrets. Some are charming – like original features, beautiful craftsmanship, the kind of detail you don't see all too often anymore. Others, less so. Like the fact that nobody wrote down what fire protection was installed, if any. Or that what was installed met standards from 1987 that perhaps wouldn't pass muster today. Or that somewhere behind that wall is a material nobody can quite identify, and everyone's a bit nervous about.

Before the era of the golden thread, records were often a little patchy. You might find protection systems that weren't recorded, materials that aren't supported by current testing, or installations that someone thought 'looked about right' at the time.

It's not just about what's there, either. It's about what's needed now. When you're changing use – turning an office into flats, a warehouse into a school – then the fire safety requirements change too. What was adequate for one use might be inadequate for another.

Having a full understanding of regulatory compliance for the new use is essential. Being able to demonstrate that understanding – through evidence, through testing, through a proper paper trail – is the price of admission.

OUR SOLUTION

Start with facts. Which really just means: do an early, intrusive fire safety survey to understand what you're actually working with. Take a good look. Open things up. Replace assumptions with facts, and build your fire strategy on something solid.

From there, you can rebuild it around the current and proposed use of the building: means of escape, structural protection, compartmentation – all properly cross-referenced with the relevant guidance, whether that's Approved Document B or something more bespoke for your particular delightful nightmare of a building.

Early engagement with the fire engineer and the designers of the passive fire systems is vital. It creates space for collaboration, problem solving, and finding solutions when standard ones don't quite fit the wonky reality you're dealing with.

Promat's technical team works alongside engineers to do exactly that. Turning 'well, this is unusual' scenarios into compliant, workable designs. Because every building is unusual in its own special way, and that's exactly where experience matters.

Once the work is done, leave a legacy. A log of all specified design drawings, specifications, and relevant test evidence. So that if anything should happen in the future – or if someone in 2050 is standing where you're standing now – there's a fully traceable chain of evidence.



2. Upgrading structural protection

This may feel like stating the obvious, but structural integrity must be a priority in any renovation project.

In buildings where concrete or steel dominate, analysis of the building's integrity is essential. And if fire protection needs upgrading, it needs doing properly.

Both materials have some inherent fire resistance, which is reassuring, until you remember that 'some' is doing quite a lot of heavy lifting in that sentence.

2.1 Structural Steel

THE CHALLENGE

In renovation and change of use projects, you often find structural steel that's already been protected - perhaps with a boarded solution, perhaps with paint, or quite commonly with cementitious spray (particularly popular in the 80s and 90s). Which sounds promising until you try to find out exactly what materials were used, and whether there's any performance data. At which point you discover there's nothing. Or there's something, but it's all hand written notes that might as well be in hieroglyphics, from 1992, and references a test standard that no longer exists.

Steel's limiting temperature - the point at which it can no longer support its load - can range from 350°C to 700°C. There's a common assumption that 550°C suits all steel structures. It doesn't. Especially not in older buildings where the steel might be doing something entirely on its own. That figure must be properly defined by a structural engineer.

Then there's interfacing. Where a fire protection system used on steel meets a different material, the performance becomes unknown unless it's been tested separately. And most of the time, it hasn't been. These complexities can make protecting structural steel in change of use scenarios feel like solving a puzzle with half the pieces missing.

Sometimes, a bespoke solution is the only answer.

OUR SOLUTION

When specifying fire protection for steel, you need four key pieces of information:

- Section factor of the steel
- Steel orientation (beam or column)
- Limiting steel temperature
- Fire protection requirements

With these properties known, manufacturers can help you specify the correct solution. And when there are non-standard details - interfacing, unusual configurations, anything that makes you squint at drawings and say 'huh?' - collaboration with the fire protection manufacturer early in the project is essential.

Testing for the exact interfaces on your project may not be available, but as the expert, manufacturers can review fire test data from a range of construction materials to build a clearer picture forward for the right route.

Promat offers three boarded solutions for structural steel fire protection, all backed by third party EN testing, classification, and certification.

Promat products:

VERMICULUX®-S, PROMATECT®-250, PROMATECT®-XS.



2.2 Concrete

THE CHALLENGE

When buildings are being repurposed, the old concrete structure can become a risk. Often not immediately obviously, either, which is part of the problem. It happens if it doesn't meet current fire regulations for the new intended use, or where the concrete has degraded over time in ways that aren't immediately visible but are, nonetheless, rather alarming.

Wear and tear over decades can reduce the cross sectional area of reinforced concrete beams and columns, or expose the rebar. Which is a real issue, because steel starts to lose tensile strength dramatically at temperatures above 300°C. Reinforced concrete loses most of its mechanical properties around 500°C, and even lower for pre-stressed elements. At these temperatures, it can be subjected to explosive spalling, which is exactly as dramatic as it sounds. The concrete literally disintegrates under the heat, breaking away from the surface in violent bursts. Not ideal, structurally speaking.

Assessing the risk is rarely straightforward. How close does the rebar within different parts of the structure sit to the surface? What about the effects of repairs, additions, modifications over the years? Has anyone added anything? Taken anything away? Made 'improvements'? It all adds complexity. You need to understand how the concrete itself behaves at high temperatures, the likelihood and extent of spalling, and whether what you're looking at can actually do the job it needs to do.

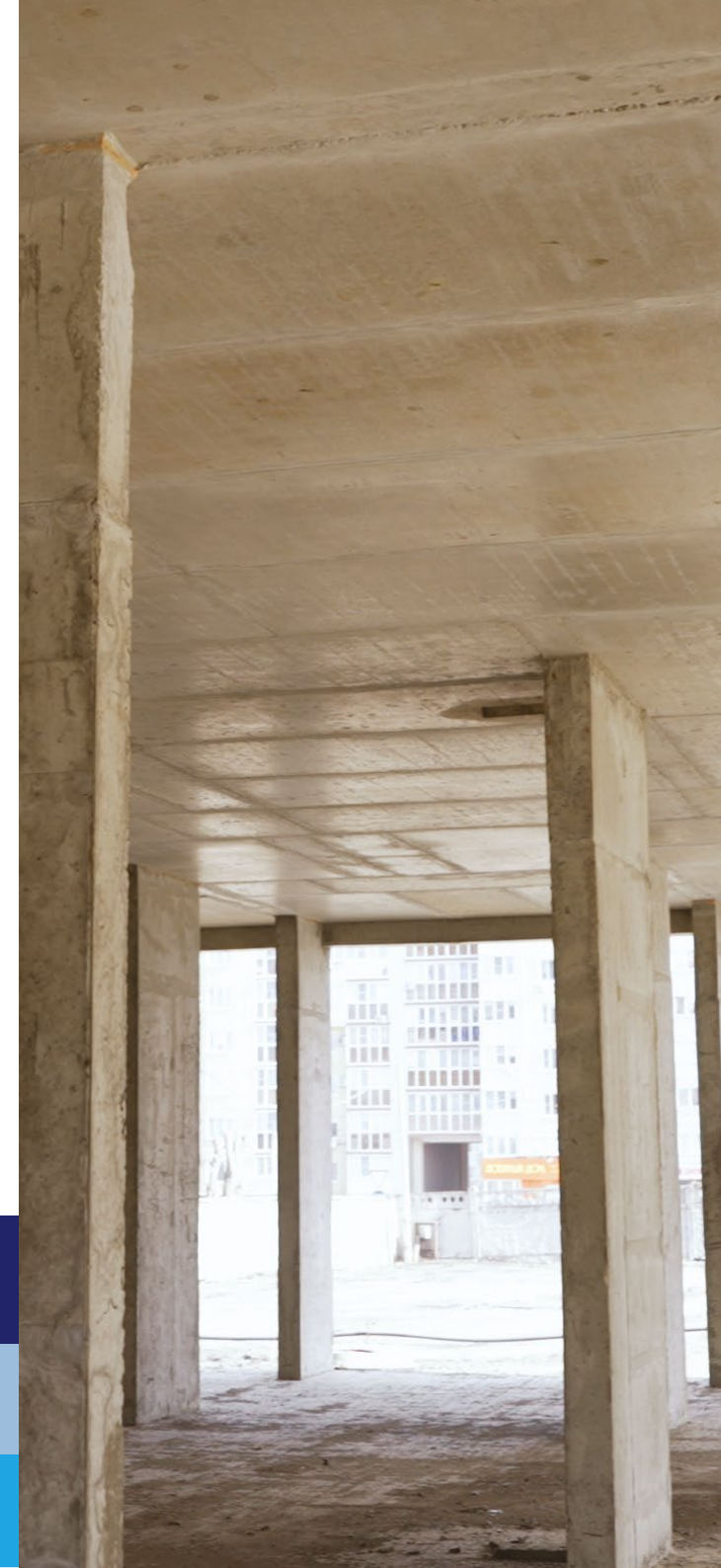
OUR SOLUTION

Where any weakness is identified, the principal designer or fire engineer needs to ensure adequate fire protection is in place to maintain structural integrity in the event of a fire. Which sounds obvious, but does require someone to actually identify the weakness first.

Ferrous scanning is an option to map out where the steel rebar is located without ripping the substrate apart. Armed with this, manufacturers working in tandem with the structural engineer to provide a specification that takes into consideration both the space at hand and the cash in your pocket, rather than working to worst case scenario assumptions – some board types can provide 4 or 5 times the equivalent thickness of concrete that would be required to bring the member up to standards.

Promat's technical teams can work with the design team and engineers to specify a clean finished, direct fix boarded solution. The beauty of Promat boards is that they can be installed in unheated spaces without being degraded by moisture – something you find quite often on renovation projects, where 'unheated and damp' is a pretty accurate description of conditions. The boards come in various thicknesses, selected to protect concrete from 30 to 240 minutes, depending on what you need.

Promat products: PROMATECT®-H



2.3 Hybrid structures

THE CHALLENGE

Heritage buildings, in particular, often feature what we might politely call 'mixed construction' - timber, concrete, masonry, and steel all working together in ways that can seem rather optimistic by today's standards.

While testing continues to evolve and manufacturers invest heavily in supporting wider applications, the sheer number of possible scenarios means not all applications will have been tested. And not all will have a test standard to benchmark against, partially because nobody in 1887 was thinking about EN testing protocols when they were merrily mixing materials, but largely because it's often due to the addition of modern materials to improve an older structure.

The issue is this: how do you ensure adequate protection when there's no testing available for the specific interface you're dealing with?

For example, where a steel column passes through a wooden floor, the performance of the materials in the event of fire is drastically different. Steel expands when heated, not insignificantly. Timber chars, which actually provides some protection, but only up to a point. The interaction between the two creates vulnerabilities that need careful consideration. Steel pushing against timber as it expands. Timber losing structural integrity as it chars. The gap between them potentially allowing fire to spread in ways neither material on its own would permit.

Add to that the complexity of load paths (where the weight of the building actually goes, which in old buildings is surprisingly creative), structural movement over time, and the fact that alterations over the years may have introduced new materials, hidden voids, or removed things that were actually quite important, and you have a situation where assumptions are dangerous and bespoke thinking is essential.

OUR SOLUTION

Testing is essential to demonstrating compliance. As a specialist manufacturer of passive fire protection systems, Promat is continually developing the breadth and depth of test data we can provide. We hold what we're rather proud to say is a leading library of testing to protect structural steel, including scenarios where interfaces exist or where applications are particularly complex.

When considering fire safety for a hybrid structure, early engagement with a passive fire protection manufacturer is essential. They should be able to tell you what systems have been tested and what the limitations of the test standards are. If you are lucky, they may have even carried out some bespoke testing to common scenarios, such as timber joists into the webs of steel beams.

Where bespoke testing is not possible, and we can't provide a system specification through our project packs, it is likely that an expert, possibly a third party engineer or consultant will need to review the most relevant test data to determine the best way forward. Early engagement with the manufacturer is, again, key to determine if test data can be used to evidence any engineered designs, or provide advice. Our breadth of products and testing puts us in a unique position to be able to support specialists even with the most tricky of configurations. Confidence, even when the building itself is doing something eccentric.

Promat products: PROMATECT®-H, PROMATECT®-XS, VERMICULUX®-S, PROMATECT®-250, SUPALUX®



3. Listed building restrictions

THE CHALLENGE

High profile fires in heritage buildings have shown us the very real threat fire poses to historic properties. The potential for catastrophic loss - of heritage, of irreplaceable artifacts, of lives - cannot be understated.

The materials used in original construction, along with historic services and cabling that have been 'upgraded' over the decades in ways that can only be described as enterprising, are often risks in themselves. Knob and tube wiring from the 1920s. Lead pipes. Timber that's been there since 1650 and is now essentially kindling.

Renovation, thermal and service upgrades, and change of use projects in listed buildings require a delicate balancing act. Fire safety cannot be compromised, that's non negotiable. But the fabric of the building must be protected too, because that's the point of listing it. Which presents challenges at every turn.

Access is one. You can't just knock holes in Grade I listed walls to run cables. Damage to the building's fabric is another. The building itself is often a heritage asset, with decorative walls and ceilings that need preserving. Plasterwork from the 18th century. Painted beams. Things you really don't want to cover up or damage.

That makes preventing the spread of fire from one room or floor to another particularly difficult. You need protection, but you can't see it. It has to work without being intrusive. Add to that the weight these delicate structures can support - often not much - and you have a real puzzle to solve.

Cracks created by years of movement (buildings settle, they shift, they do their own thing), gaps left by repairs or service upgrades to compartment walls, present further concerns, risking the failure of any existing compartmentation system designed to limit the spread of fire. Heritage buildings leak, in more ways than one. And fire is very good at finding leaks.

OUR SOLUTION

Passive fire protection systems that can build compartmentation into the project without damaging the fabric of the building are essential for heritage work.

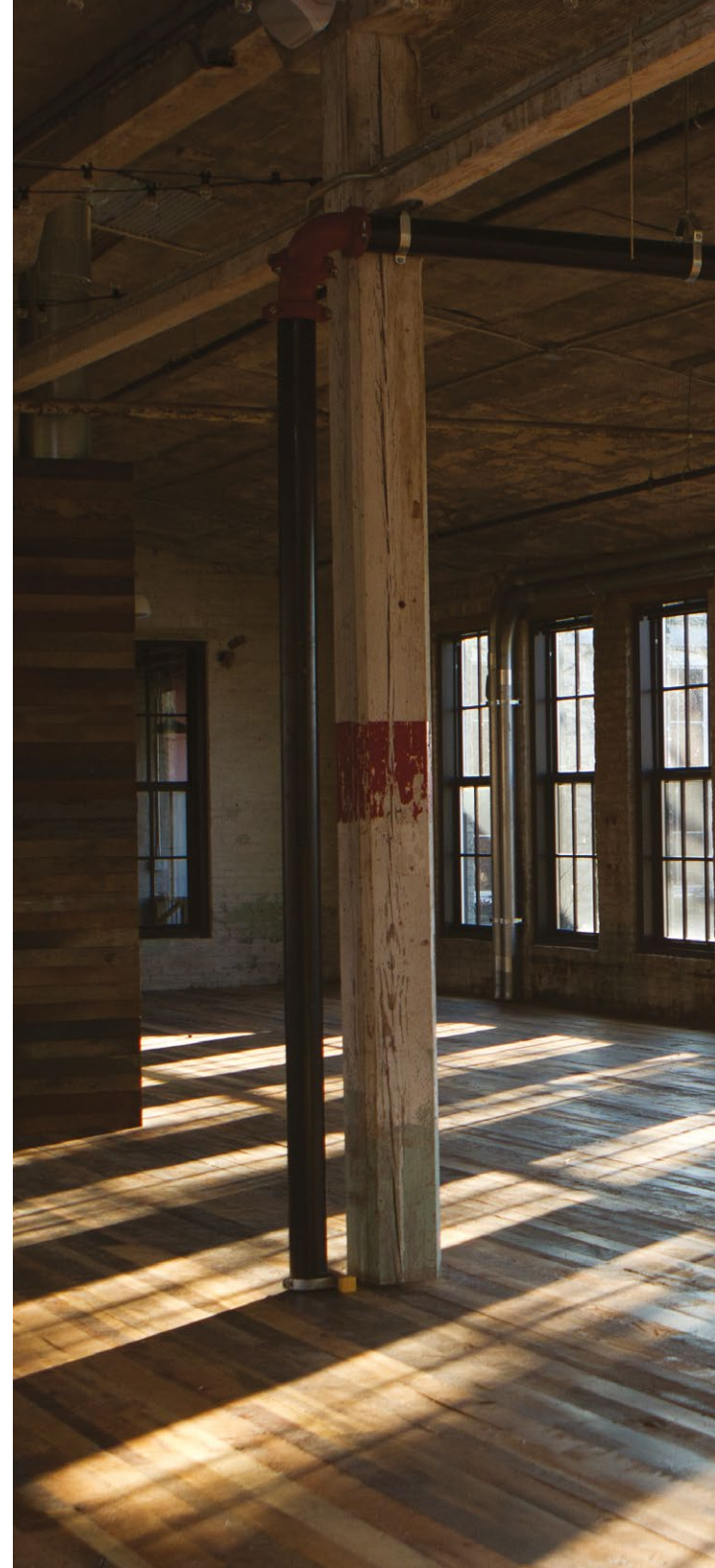
Key problem areas - voids in roof spaces, dividing walls, floors, and ceilings - can be protected with lightweight board that offers demonstrated fire resistance for a set period of time. Lightweight matters here more than in new builds, because you're working with structures that weren't designed to carry additional loads.

Board based systems, while being lightweight and easy to install, can be used to create fire-resistant compartments to delay the rapid spread of fire. They can provide protection to a timber floor to help contain the spread of fire from one level to another. Or they can be used to create a fire resistant suspended or self supporting ceiling, addressing the issue of additional weight on fragile structures. The ceiling supports itself rather than relying on the historic structure to carry it.

Promat has a large range of EN tested passive fire protection systems. One of them specifically addresses the challenge of installing passive fire protection to a decorative ceiling - the kind you absolutely cannot cover or damage. This system allows the board to be installed from above, ensuring the ceiling remains visible and intact while still providing the level of protection required. So visitors can admire the plasterwork while still being properly protected.

Where compartmentation has been put in place, it's essential that firestopping is used wherever gaps exist. This can be applied at deflection heads to mitigate against movement (buildings move; fire protection needs to move with them), or at any gaps left by service penetrations or cabling upgrades. When firestopping is required but access is limited - and in heritage buildings, access is always limited - firestopping manufacturer FSi Promat can provide a single-sided solution. It delivers the same level of protection as firestopping both sides of a wall, which is rather useful when you can only get to one side without demolishing something important.

Promat products: SUPALUX®



4. Translating testing to real life application

THE CHALLENGE

Fire testing is carried out under strict standards in controlled laboratory conditions. Which is for a reason. You need consistency, you need repeatability, you need to know that when you test something, you're testing what you think you're testing. But laboratory conditions and building sites are often quite different environments.

Translating test results to real life applications isn't always straightforward. And in a renovation project, it can be even more complex – you're dealing with unknowns.

This often results in design work that is done on the fly. You open something up, you find something unexpected, you adapt. Requirements vary from project to project. Standard test details don't always map neatly onto what you're actually building. Real buildings are often more complex than test scenarios.

This is where gaps in testing become a real challenge. Not every scenario will have been tested. There are millions of possible combinations of materials, configurations, and conditions. Not every configuration will have a neat solution sitting in a catalogue somewhere. That uncertainty can feel like a risk you can't afford.

OUR SOLUTION

If it's not possible to install passive fire protection systems in line with the test detail, early collaboration with the manufacturer is essential.

Promat's technical advisors work with the project team and fire engineer to provide a solution that meets the demands of the project, drawing on existing tested solutions and years of experience. Sometimes it's about finding the closest tested scenario and demonstrating how your situation is equivalent or better. Sometimes it's about combining elements from different tests in ways that maintain the integrity of both.

This may require approval from the fire engineer that the proposed approach meets the fire performance standards required. In some cases, it may mean commissioning bespoke testing to fill a specific gap in the data.

The number of possible on site variations makes comprehensive testing of every scenario impractical. You'd need millions of tests, which nobody has the time or money for. But with knowledge and experience drawn from large numbers of representative fire tests, Promat is uniquely placed to provide accurate technical advice in any situation. We've seen a lot. We've tested a lot.



5. Maintaining and reinstating compartmentation

THE CHALLENGE

Compartmentation is one of the most effective ways to protect buildings from fire. Simple in principle. Complex in practice.

In renovation and change of use projects, compartmentation often needs reinstating. Alterations - new services, layout changes, questionable upgrades - can compromise the integrity of compartment lines. What was once a solid wall is now full of holes for cables, pipes, ducts.

And it's not just about the walls and ceilings. Every element that forms part of that compartment line, doors, firestopping, steelwork encasements, must maintain the performance of the element as a whole. If one part fails, the entire system is compromised. A chain is only as strong as its weakest link.

In older buildings, you may not know where compartment lines were originally intended to be, or whether they were ever properly constructed in the first place. The concept of compartmentation as we understand it today didn't exist in the same capacity. They were just... buildings. Made of stuff.

The risk of hidden voids (spaces behind walls or above ceilings that you can't see, but fire can find), unmapped services (cables and pipes that aren't on any drawing, but are definitely still in the walls), and legacy construction methods all add layers of complexity.

OUR SOLUTION

For a floor or wall system to provide fire compartmentation, it's essential that the correct system is specified. Promat manufactures fire protection boards used in systems that can provide fire resistance from 30 to 240 minutes. The correct fire resistance period depends on the type of building, its height, size, and the complexity of the application - a single storey workshop has different needs than a fifteen storey residential building.

Where structural steel falls on a compartment line, passive fire protection manufacturers should be able to provide evidence to show that the steel protection also maintains compartmentation.

That evidence needs to be clear and traceable.

Fire rated ceilings and floors are also critical components of compartmentation. They're what stop fire spreading vertically - from one floor to another - which is often how fires become catastrophic. Promat offers a range of ceiling and floor systems designed to maintain fire resistance and prevent vertical fire spread. These systems can be adapted to suit the specific requirements of renovation projects, whether you're working with timber joists (common in older buildings), concrete slabs (common in mid century buildings), or steel beams (common in industrial conversions).

Effective fire stopping is just as important; without it, gaps around service penetrations - however small - essentially create a tunnel for fire to travel through.

FSi Promat are our fire stopping specialist sister company, offering fire stopping solutions designed for these scenarios; ensuring that compartmentation is reinstated when services pass through compartment lines...because services always pass through.

The key is to think of compartmentation not as a series of isolated elements, but as a complete system. Every component needs to work together, tested and installed correctly, to deliver the protection the building and its occupants depend on.

Promat products: SUPALUX®





ABOUT OUR BOARDS

Promat fire protection boards are produced in a highly controlled factory environment, with strict tolerances for relevant properties including thickness. So when we say 120 minutes, we mean 120 minutes.

Promat boards enable single-layer protection for all but the most extreme situations. The high quality of the materials used leads to thinner and lighter boards than others offering the same level of protection. Which adds up to major savings on installation time and costs associated with transportation and storage. Plus, they're easier to handle.

Installation is straightforward: saw cutting, screwing, and stapling. Some boards include a 'finished face' allowing the direct application of paint, so you don't need an additional layer of something else to make it look presentable. And calcium silicate boards dry out without affecting fire performance, which means they can be applied before a building is weatherproof. Very useful on British building sites.



Product summary

SUPALUX®

SUPALUX® is a versatile A1 non-combustible board providing up to 240 minutes of fire resistance to internal partitions, ceilings, floors, and roofs*. The board is off-white in colour with a smooth finish on one face. SUPALUX® is resistant to the effects of moisture and can be left undecorated or easily finished, depending on what you need.

Applications:

- Timber and metal stud partitions
- Solid partitions
- Timber floors
- Suspended ceilings
- Self-supporting ceilings
- Protected zones



*SUPALUX® has been tested as part of a system to EN 1364-1, EN 1364-2 & EN 1365-2.

PROMATECT®-H

PROMATECT®-H is an A1 non-combustible board providing up to four hours of fire protection to concrete structures*. It's resistant to the effects of moisture and won't physically deteriorate when used in damp or humid conditions. Off-white in colour with a smooth finish on one face, it can be left undecorated or easily finished.

Applications:

- Concrete upgrade to slabs, walls, beams, and columns



*PROMATECT®-H has been tested as part of a system to EN 13381-3.

Why SUPALUX® is often seen on renovation projects:

- Its moisture resistance allows the board to be installed in unheated spaces during construction, which on British building sites is 'most of them, most of the time.'
- It can be installed from above, preserving decorative heritage ceilings that you absolutely cannot cover or damage without causing a minor heritage crisis.
- It provides fire performance to ceilings from both below and above - a desirable trait for escape routes where protection needs to work in both directions.

Why PROMATECT®-H is often seen on renovation projects:

- An easy direct-fix method of upgrading concrete structures, including columns, beams, slabs, and walls. No complicated framing systems.
- Its moisture resistance allows the board to be installed in unheated, damp area.



PROMATECT®-XS

PROMATECT®-XS is an A1 non-combustible board providing up to 60 minutes of fire protection to structural steel*.

The board is moisture, weather, and mould resistant, allowing installation before a building is weathertight. It can be exposed on-site for up to 6 months, providing flexibility in construction schedules.

PROMATECT®-XS is quick and easy to cut and install, saving time and reducing costs. Its frameless system minimises space requirements, which matters when you're working in tight spaces or around existing services. It offers a smooth, impact-resistant surface that can accept decorative finishes, so it doesn't need to look industrial if you don't want it to.

Applications:

- Structural steel
- Mezzanine floors

*PROMATECT®-XS has been tested as part of a system to EN 13381-4.



VERMICULUX®-S

VERMICULUX®-S is an A1 non-combustible calcium silicate board, available in different thicknesses, to provide fire protection from 30 to 240 minutes for structural steel*. Which gives you quite a bit of flexibility, depending on what you need.

The board is moisture, weather, and mould resistant, allowing installation before a building is weathertight. It can be exposed on-site for up to 6 months.

VERMICULUX®-S offers the versatility to protect various steel elements including columns, beams, hollow sections, bracing, lattice beams, and wind posts. Basically, if it's steel and it needs protecting, this will do it.

Applications:

- Structural steel

*VERMICULUX®-S has been tested as part of a system to EN 13381-4.



Why PROMATECT®-XS is often seen on renovation projects:

- Its moisture resistance allows the board to be installed before the building is weathertight, which is helpful when the building in question hasn't been weathertight since approximately 1987.
- Quick and easy installation due to minimal framing and staple-edge fixing. Less fiddly.
- Can provide fire compartmentation where steel sits on a compartment line, maintaining system integrity and insulation.

Why VERMICULUX®-S is often seen on renovation projects:

- Its moisture resistance allows the board to be installed before the building is weathertight and in semi-exposed areas.
- Ad hoc testing for cellular and deep beams with firestopping, addressing those specific scenarios that don't fit standard configurations.
- Can provide fire compartmentation where steel sits on a compartment line, maintaining system integrity and insulation.

Product summary

PROMATECT®-250



PROMATECT®-250 is an A1 non-combustible board providing up to 120 minutes of fire resistance to structural steel elements*.

PROMATECT®-250 is not designed for use in areas subject to continual damp or high temperatures and is suitable for internal applications only. So, not for your permanently damp basement or your extremely hot boiler room, but for most normal internal spaces, it's excellent.

Applications:

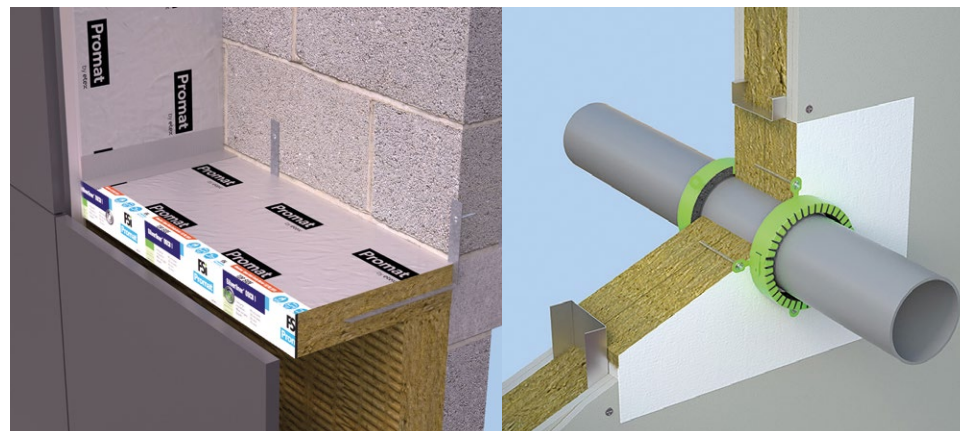
- Structural steel
- Mezzanine floors

*PROMATECT®-250 has been tested as part of a system to EN 13381-4.

Why PROMATECT®-250 is often seen on renovation projects:

- One- and two-sided fire test evidence, offering flexibility in design and installation. Sometimes you can only get to one side of something, and it's useful to have a solution that works for that.
- Quick and easy installation due to minimal framing and staple-edge fixing. Less fiddly.
- Can provide fire compartmentation where steel sits on a compartment line, maintaining system integrity and insulation.

FIRESTOPPING AND CAVITY BARRIERS



Our sister company, FSi Promat, manufacture a range of fire stopping and cavity barrier products and systems.

Applications:

- Service penetration seals
- Linear joints
- Ventilated facades (e.g. rainscreen)
- Non-ventilated (e.g. masonry) facades
- Curtain wall facades

Why it's seen on renovation projects:

- Single-sided application solutions, ideal for occupied buildings or areas with restricted access.
- Cavity barrier systems for installation as part of cladding remediation works
- Wide application scope for various service materials including metal and plastic pipes, cables, trays and trunking.

QUICK SELECTOR TOOL

Access our suite of fire stopping standard details

FSi Promat
by etex



Why choose Promat?

A genuine partner for architects, Promat offers extensive support in designing and specifying passive fire protection systems for a wide range of projects and applications.

We're committed to delivering a leading level of industry testing. Our products are tested to the incoming EN standards, with classification reports available. We make it easy for architects, specifiers, and principal designers to access data that demonstrates compliance.

Promat accepts liability for its system designs and information. This means we assume responsibility for the passive fire protection systems working as specified, where they've been installed in line with standard details and testing. Along with sister company Siniat, we're the first manufacturer in the UK to offer this.

From the very earliest stages of a project, we'll offer support. We create bespoke specification packs that set out how to achieve the project requirements, including technical guidance, support documents, typical details, and the configuration for tested solutions.

Our digital tool, MyPromat+, provides design support through CAD files and project packs, with certification data available to support the golden thread, and we partner with NBS to offer digital specification.

We are committed to demonstrating competency, with a market-leading drive to achieve the IFE Level 3 in Passive Fire Protection. This, combined with extensive practical expertise, supports accurate specification and ensures complex applications can be confidently supported through evaluated solutions or bespoke testing.

In short: we're here. We know this stuff. We've seen most things. And we'd genuinely like to help.

Contact us today for any project enquiries

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NOTES



Promat

by etex

GB Orderline

For placing orders, delivery enquiries and local stockists etc.
0800 373 636 (Select option 1)
sales.construction@promat.co.uk

Customer Support

For any problems with invoices or deliveries
0800 373 636 (Select option 2)
customersupport@promat.co.uk

Technical Services

For technical support and advice
0800 145 6033 (Select option 2)
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FSi Limited

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