

# Life in full flow



**BMI**

**Sealoflex**

The definitive range  
of liquid applied  
waterproofing solutions

[bmigroup.com/uk](http://bmigroup.com/uk)

# Meeting your needs: complete system solutions

**Our market-leading brands cover every roofing technology, so we can recommend the best solution for our customers' needs.**

Our philosophy is to look beyond just roofing products. Individually, our products offer exceptional performance. Working together, they offer unrivaled reliability and excellence.

That's why we are committed to developing complete and integrated systems which combine technologies, products, components and accessories with specialist support, services, training and guarantees.

We ensure a perfect alignment of form, function and performance.

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# Introducing BMI Sealoflex

## A LIQUID APPLIED WATERPROOFING RANGE DESIGNED FOR LIFE IN FULL FLOW

Amid the pressures and complexities of construction, life never stops. Nor should your roofing project. That's why a little fluid thinking goes a long way. Sealoflex is a comprehensive range of liquid applied waterproofing systems delivering complete flexibility, complete coverage and complete peace of mind – meeting every demand while minimising downtime and disruption to your project and the flow of life around it.

Suitable for a vast array of applications and projects across the built environment, Sealoflex helps you work smarter without compromising quality. This is supported with dedicated training, industry-leading guarantees and full project technical and local support.

Combining unparalleled flexibility with fast installation and proven performance, Sealoflex gives you practical, efficient, best value waterproofing solutions. From large, exterior roof areas to small, interior plant rooms, from complex details to occupancy-sensitive applications, Sealoflex Systems benefit from 'wet-on-wet' application, combining greater internal bond strength with faster application, as primary waterproofing elements are applied in a single operation.

- Single-source systems so no compatibility issues
- Seamless, lightweight membrane systems
- Solvent and VOC free options
- 'Wet-on-wet' application
- Rapid cure systems
- Ideal for projects with complex geometry or multiple penetrations
- Vapour permeable
- Cool roof solutions
- Highly durable with service life in excess of 25 years
- Supported by a wide range of industry-leading guarantees.

Our innovative Sealoflex systems provide practical, efficient and, above all, best value waterproofing solutions.



No two projects are the same.

Access restrictions and clearances, multiple or complex penetration details, performance demands and time constraints – all can prove to be beyond the capability of typical methods and materials. A liquid applied solution, however, can keep your project flowing...





# Everywhere life flows, Sealoflex is there

## Signature Buildings

RELIABLE PERFORMANCE



Sealoflex Prima polyurethane-based, liquid-applied membrane provides waterproofing protection for new and existing buildings where reliability is key.

## Public Spaces

LOW ODOUR AND SOLVENT-FREE



Whether it's hard-wearing and fast application or low odour and solvent free, the Sealoflex portfolio of liquid waterproofing membranes will provide the right solution to suit the project needs.

## Anti-Skid Walkways

FAST CURE, MINIMAL DISRUPTION



Sealoflex Endura liquid applied membranes provide a walkway solution that is extremely hard-wearing, durable and quick to install.

## Aggressive Environments

PROVEN DURABILITY



Sealoflex Prima polyurethane based liquid applied membrane has been successfully installed in roofing applications with aggressive and demanding environmental conditions.

## Heritage Sites

CONSIDERATE PERFORMANCE



Considerate to the needs and requirements of historic buildings, the environmentally friendly Sealoflex range of liquid applied membranes provides the ideal solution.

## Cool Roof Solutions

REDUCES URBAN HEAT ISLAND EFFECT



Overcoating a dark or metal clad roof can reflect damaging UV rays and keep the building cooler. Sealoflex Ultima is available in white and offers an ideal cool roof solution.

## Complex Profiles

FLEXIBLE AND ADAPTABLE



Sealoflex liquid applied waterproofing membranes are the ideal solution where installers and specifiers are faced with difficult details or complex profiles. Sealoflex liquid membranes can be moulded around the most challenging of shapes to ensure the waterproofing integrity is maintained.

## Sustainable Refurbishment

REDUCE LANDFILL, NO MORE TEAROFFS



Rather than 'tear off' an old bitumen or asphalt roof that has come to the end of its service life, Sealoflex Systems offer a sustainable solution by applying a liquid membrane that can be maintained and recoated for the life of the building.

# Smooth, seamless surfaces for a range of sectors



## Residential

The one fact that's true in every residential project is that life never stops moving. It's our responsibility as roofing professionals to make sure it keeps flowing – by working quickly, smoothly and efficiently, without ever compromising on quality. Sealoflex helps make this happen. Easily applied without hazard, odour, downtime or disruption, the Sealoflex range includes systems that deliver outstanding benefits for every residential flat roofing project.



## Detailing Application

Life is too often about compromise: detail precision versus speed of installation, cost versus quality. But through the fluid thinking of Sealoflex, there's no compromise needed when it comes to waterproofing. A complete range of options for every detailing application enables you to create beautifully realised, high-quality roofs of all shapes and sizes quickly and cost-effectively – with no downtime or disruption, to keep life flowing without compromise.

## Commercial

Life in commercial construction is complex – from the constraints of different roofing applications to budget pressures, to the need for continuous production. Sealoflex gives you the fluidity and flexibility to negotiate these challenges, as well as solid confidence that your chosen waterproofing solution will fulfil every requirement for quality and efficiency, performance and protection – to keep life flowing in and around every commercial building.



## Protective Coating

Sealoflex is a range designed not just for ease today, but for sustainability and performance tomorrow. It provides an effective solution for the creation of cool roofs – while delivering two critical benefits. Firstly, it protects the existing waterproofing, reducing time and effort on site, as well as safeguarding your prior investment. Secondly, it actively enhances energy efficiency, creating a roof that delivers long-term advantages throughout the lifetime of a building.

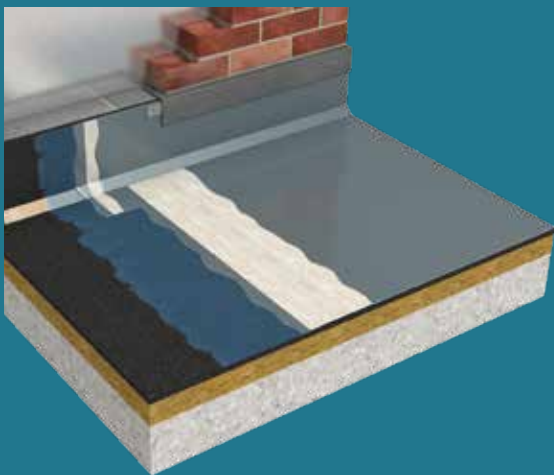




# The flexibility of three high performance systems

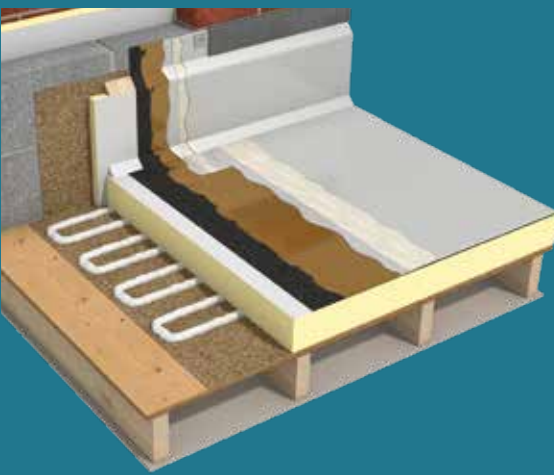
## Sealoflex Ultima

Hybrid - Page 12



## Sealoflex Prima

Polyurethane - Page 14



## Sealoflex Endura

PMMA - Page 16



Sealoflex combines a range of distinct technologies to give you unrivalled flexibility and choice – helping you solve every challenge, fulfil every requirement and meet every demand, effortlessly.

Stornoway Power Plant, Isle of Lewis, Outer Hebrides, UK



By offering liquid technologies, we have the ability to cover a range of regions and climates, providing high performance solutions for a range of applications - flat roofs, corrugated roofs, box gutters balconies, terraces and walkways."

Dallas Harris, Business Development Director,  
Liquid Applied Products, BMI Group



# Sealoflex Ultima

## The Sealoflex Range

Sealoflex Ultima is the next generation liquid applied waterproofing system, a solvent-free, low odour, user-friendly hybrid solution that is suitable for roof waterproofing applications of all shapes and sizes.



The Point, Dunstable, UK

### FEATURES & BENEFITS

- Single-source systems with no compatibility issues
- Fast application, no accelerants or catalysts required and ready to use direct from the tin
- Seamless, lightweight membrane system
- Completely solvent and VOC-free
- Very low to no odour
- 'Wet-on-wet' application
- Ideal for projects with complex geometry or multiple penetrations
- Can be applied over a wide variety of new and existing substrates, including bitumen membranes, weathered asphalt, single-ply membranes, concrete, metals and plywood/OSB
- Vapour permeable with a water vapour diffusion resistance factor of 825μ - one of the lowest in the roofing industry
- Highly durable with service life in excess of 25 years

### APPLICATIONS

The Sealoflex Ultima System is an extremely versatile, single-component liquid product incorporating moisture triggered curing technology. Sealoflex Ultima is ideal for commercial and residential flat roof waterproofing applications for both new and existing buildings. The membrane can be applied as an overlay solution above an existing waterproofing layer or as part of a new warm roof build up.

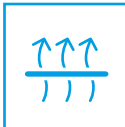
Sealoflex Ultima is applied in one operation, therefore allowing installation to be completed quickly and more reliably than with other methods. Sealoflex Waterproofing Coating is available in grey as standard. Other colours are available on request.



VOC-free



25 Year Service Life



Vapour Permeable



Very Low Odour



Eastleigh House, Totnes, UK

### SYSTEM COMPONENTS

Sealoflex Ultima comprises Sealoflex Primers (where required) to improve adhesion of the waterproofing to the substrate, Sealoflex Ultima Reinforcing Fabric to regulate membrane thickness and provide strength and robustness, and Sealoflex Ultima Waterproof Coating, a single-component, fast curing resin.



Hoopers Department Store, Torquay, UK



Ryde Arena, Isle of Wight, UK



# Sealoflex Prima

## The Sealoflex Range

Based on polyurethane resin technology, Sealoflex Prima liquid waterproofing systems provide quality materials with a proven track record. Sealoflex Prima is designed primarily for application within the commercial refurbishment and new build sectors.



Terminal 3, Pier 7, Heathrow Airport, UK

### FEATURES & BENEFITS

- Single-source systems with no compatibility issues
- Seamless, lightweight membrane system
- 'Wet-on-wet' application
- Weatherproof in 1 hour and walkable in 24 hours
- Ideal for projects with complex geometry or multiple penetrations
- Can be applied over a wide variety of new and existing substrates, including bitumen membranes, weathered asphalt, single-ply membranes, cementitious screeds, timber surfaces, profiled sheeting and composite panel roofs
- Vapour permeable
- Exceptionally strong with service life in excess of 25 years
- Membrane cure times can be accelerated during periods of cold or inclement weather (two component membrane only)

### APPLICATIONS

The Sealoflex Prima system is a polyurethane-based liquid product applied in two layers in conjunction with a polyester reinforcing fleece.

Ideal for commercial flat roof waterproofing applications on both new and existing buildings, Sealoflex Prima forms a permanently elastic, seamless, yet highly vapour permeable membrane that is both durable and tear-resistant. The membrane can be applied as an overlay solution above an existing waterproofing layer or as part of a new warm roof build up. Sealoflex Waterproofing Coating is available in anthracite as standard.

### SYSTEM COMPONENTS

Sealoflex Prima comprises Sealoflex Primers (where required) to improve adhesion of the waterproofing to the substrate, Sealoflex Prima Reinforcing Fabric to regulate membrane thickness and provide strength and robustness, and Sealoflex Prima Coating, a fast curing waterproof coating. Sealoflex Prima is available as a single-component or two-component solvent-free membrane.



Weatherproof  
1 hour



Walkable  
24 hrs



Durable



25 Year  
Service Life



Terminal 3, Pier 7, Heathrow Airport, UK



Lighthouse Power Building, Admiralty Pier, Dover UK



# Sealoflex Endura

## The Sealoflex Range

Designed for waterproofing roof details, complex geometries or projects where rapid installation and highly durable surface finishes are key requirements, Sealoflex Endura is the perfect solution for upstands, penetrations, public access walkways, external balconies, terraces, podium decks and other areas subject to pedestrianised foot traffic.



### FEATURES & BENEFITS

- Extremely durable with service life in excess of 25 years
- Rapid curing ready in typically 20 minutes to 1 hour
- Aesthetically pleasing available in a wide range of colours
- Slip and impact resistant
- Cold temperature application
- Single source systems with no compatibility issues
- 'Wet-on-wet' application
- Compatible with a wide variety of common roofing surfaces

### APPLICATIONS

Based on polymethyl methacrylate (PMMA) technology, Sealoflex Endura combines rapid application and curing times with proven waterproofing reliability and superior membrane durability. Sealoflex Endura can be used in conjunction with a range of compatible BMI membranes for waterproofing roof details, pipe penetrations or steelwork with complex geometries. Difficult details can be waterproofed quickly without the need for hot works, eliminating any associated risks.

The Sealoflex Endura membrane and its range of surfacing accessories provide functional and colourful solutions to pedestrianised areas such as balconies, access walkways, terraces and podium decks.



Fully cured  
<1 hr



Application  
-10°C – +30°C



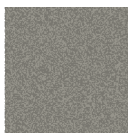
Hard-wearing  
Surface



### SURFACING COLOUR OPTIONS

Sealoflex Endura features anti-skid surfacing solutions designed to accommodate all levels of pedestrian foot traffic. From occasional maintenance access to everyday use, Sealoflex Endura surface finishes offer reliable performance in a range of standard and special colours. Special colours are subject to minimum order quantities.

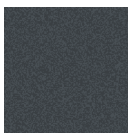
### STANDARD COLOURS



Stone Grey  
RAL 7030



Slate Grey  
RAL 7031



Traffic Grey  
RAL 4043



Printed colours are as accurate as possible but are for guidance purposes only.

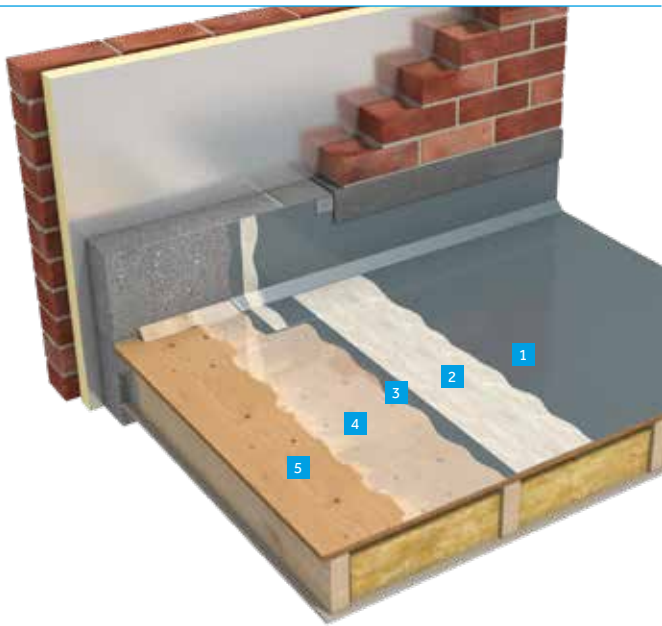
# Sealoflex Range Typical Applications

## NEW CONSTRUCTION

Sealoflex Overlay to Plywood / OSB

Sealoflex Ultima or SealoflexPrima system on exterior grade 18mm plywood or OSB roof deck.

- 1 Sealoflex Liquid-Coating (top layer)
- 2 Sealoflex Reinforcing Fabric
- 3 Sealoflex Liquid-Coating (embedment layer)
- 4 Sealoflex Primer
- 5 Substrate

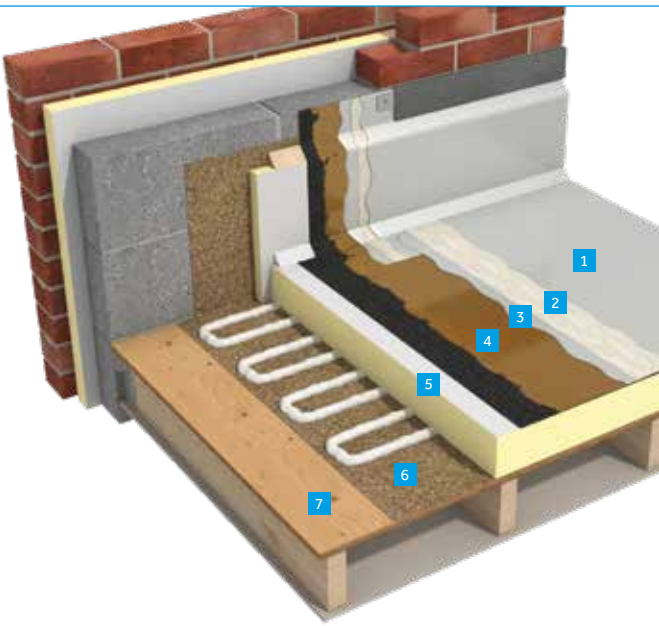


Sealoflex systems are suited to a wide variety of roof waterproofing applications, of which a selection of typical solutions are shown here.

## WARM ROOF CONSTRUCTION

The Sealoflex Ultima or SealoflexPrima system for warm roofs is a completely flame-free warm roof construction method that is also suitable for strip and renew refurbishment projects. This solution features Thermazone insulation boards (joints to be locally reinforced) and, for larger projects or for rapid insulation waterproofing, a carrier membrane.

- 1 Sealoflex Liquid-Coating (top layer)
- 2 Sealoflex Reinforcing Fabric
- 3 Sealoflex Liquid-Coating (embedment layer)
- 4 Sealoflex Primer
- 5 Thermazone Insulation
- 6 Torchsafe TA Vapour Control Layer Sanded
- 7 Substrate

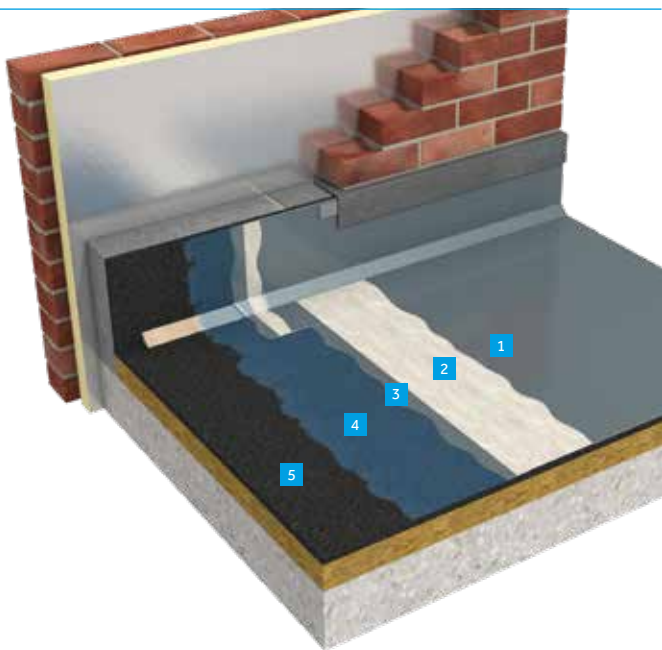


## REFURBISHMENT

Sealoflex Overlay to existing bitumen or asphalt

Structurally sound roofs need not be stripped and can be overlaid with Sealoflex Ultima or SealoflexPrima system incorporating a bitumen and asphalt compatible primer.

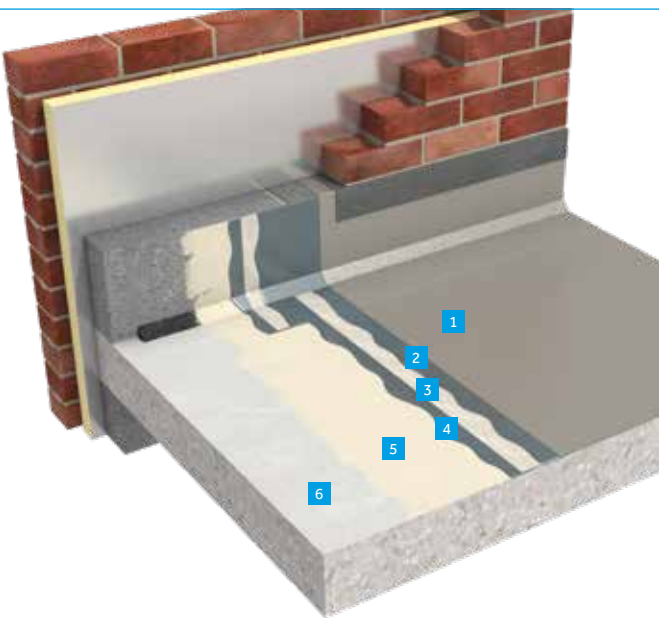
- 1 Sealoflex Liquid-Coating (top layer)
- 2 Sealoflex Reinforcing Fabric
- 3 Sealoflex Liquid-Coating (embedment layer)
- 4 Sealoflex Primer
- 5 Substrate



## BALCONY & WALKWAY

Sealoflex Endura system on concrete or composite deck.

- 1 Sealoflex Endura Surfacing
- 2 Sealoflex Endura (top coat)
- 3 Sealoflex Endura (reinforcement)
- 4 Sealoflex Endura (embedment coat)
- 5 Sealoflex Endura Primer
- 6 Substrate





# Sealoflex in action: Case Studies



From state-of-the-art building designs such as airports, to refurbishment of heritage sites on the shores of remote Scottish lochs, Sealoflex systems have solutions that provide high performance and durability in the most demanding of environments.

**For further information and to view all our case studies, please visit our website.**



## SCOTTISH POWER

The nature of the building's design meant that a waterproofing membrane solution was required on several different roof areas at various levels. Many of the roofs would incorporate plant and equipment and required a robust membrane solution that could accommodate surface mounted structures and multiple penetrations.

Working alongside other trades meant only small areas of roof could be made available at any given time. Furthermore, the close proximity to other trades required a membrane solution that was odour-free so that other workers would not be affected.

Location: Glasgow, UK  
Area: 4,000 m<sup>2</sup>  
Product: Sealoflex Prima Solvent-free  
Client: Scottish Power / Iberdrola  
Contractor: Laing O' Rourke

Sealoflex Prima two component polyurethane was chosen as the preferred membrane solution for the various inverted roofs as it eliminated several risks associated with alternative products while allowing the contractor the ability to apply the membrane in stages as areas became available.

Avonside Roofing installed Sealoflex Prima to a good standard, even when the project was subject to some of the worst winter weather recorded in years.





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**Sealoflex Ultima was specified as the preferred solution as it can be fully bonded directly to the concrete surface.**

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**STORNOWAY POWER PLANT**

Housing six diesel powered back-up generators for the Isle of Lewis; Scottish Power's facility located in the remote coastal town of Stornoway was suffering from water ingress and required remedial works. Scunthorpe based roofing contractor, Broadley Roofing was appointed as the preferred contractor to undertake the refurbishment works which included overlaying the existing bituminous waterproofing membranes across three different roof levels: lower, mid and high level.

The high level roof was waterproofed with two different

types of bituminous membrane bonded directly to the existing concrete substrate. The overall condition of the membranes appeared satisfactory. The mid-level roof wrapped around the higher level roof on three sides and the existing bituminous waterproofing membranes incorporated a variety of surface finishes. The existing membrane to the low level roof was faced with copper and in a poor condition, with delamination across the whole roof area. The copper facing had to be removed in its entirety to facilitate the application of the proposed overlay.

The recommended waterproofing solution for all three roof areas was Sealoflex Ultima Liquid Waterproofing Membrane incorporating a polyester reinforcing fleece. Following the appropriate preparation of the existing bituminous membranes, all areas were primed with the Sealoflex Ultima Acrylic Primer. The finished project was completed to an excellent standard of workmanship with little or no interruption to the running of the facility.

Location: Stornoway Power Plant, Stornoway, Isle of Lewis, Outer Hebrides, UK  
Area: 1,250 m<sup>2</sup>  
Product: Sealoflex Ultima  
Client: SSE plc.  
Contractor: Broadley Roofing Ltd, Scunthorpe



CASE STUDIES



HEATHROW AIRPORT INTERNATIONAL  
DEPARTURE LOUNGE

The existing flat roof waterproofing system of this busy airport building had reached the end of its useful life and required removal and replacement, without disrupting and affecting the activities of passengers and staff within.

Sub-contractor MITIE Tilley had to pull together a roof specification that was flame-free to reduce risk of fire, was flexible to accommodate large amounts of roof-mounted plant and equipment and could provide both winter and summer working.

Location: Heathrow Airport, London, UK  
Area: 20,000 m<sup>2</sup>  
Product: Sealoflex Prima Solvent-free  
Client: Heathrow Airport Ltd  
Contractors: Vinci Construction / MITIE Tilley Ltd



Sealoflex Prima Solvent-free option offered the ideal solution to complete the build as it is odour-free on application and difficult penetrations for plant and equipment were easily waterproofed.

LIGHTHOUSE POWER BUILDING

Relentless pounding by sea waves had taken its toll on parts of the 150 year old Admiralty Pier's upper concrete concourse.

As part of a planned refurbishment programme, the Port of Dover requested the specification of a new waterproofing membrane that would be capable of receiving pedestrian traffic to the lighthouse whilst also providing a high level of surface protection that could withstand regular buffeting by the sea.

Exposure to such a hostile coastal environment meant that the proposed solution needed to provide excellent long term durability and be tolerant to the high saline content of the English Channel. Furthermore, provision of an anti-skid surface was required to maintain access to the lighthouse at the end of the pier.

Such demanding criteria eliminated many typical membranes options, leaving Sealoflex Prima Liquid Waterproofing System as the obvious solution.



Location: Dover Harbour, UK  
Area: 220 m<sup>2</sup>  
Product: Sealoflex Prima  
Client: Dover Harbour Board  
Contractor: G. Baker Roofing Ltd, Kent



# A world of support and service

## A roof is never just a roof.

While our roofs are there to protect what matters below, we are here to look after everything that matters around them. Just as our systems are never just about products, nor is our support just about the roof itself. Instead, it's built around a number of factors.

## Dedicated training

Every year we provide training to over 40,000 customers at our BMI Academy, helping them develop new skills and learn what it takes to install our roofs efficiently and effectively.

Our industry-leading BMI Academy opened in Gloucestershire in 1983, as the UK's first centre for roofing training. We believe it's important that everyone involved in the supply, installation and specification of pitched and flat roofs is educated on the most up-to-date regulations, techniques and products.

## A greater choice of guarantees

You can rely on our roofs to protect and perform for decades. Guaranteed. For each of our solutions, we offer a range of guarantee levels, from the basic product to a range of comprehensive systems, covering you from installation to everyday performance. To keep your roof in optimum condition, we support these guarantees with an array of services such as annual inspections through to fast issue resolution.

## Dedicated support, every day

Beyond guarantees and training, our team is here to help you get the most from your roof. Our expertise covers every sector, and we stand ready to advise on a wide range of subjects, including:

- Building Information Modelling (BIM) objects and guidance
- Architectural design advice and calculation services
- Sustainability and energy efficiency standards
- Product information and technical support
- Contractor support for faster, safer, easier installation
- Supply chain planning and partnership to ensure easy and reliable product availability

We aim to establish long-term relationships based on confidence and trust, and to guide you on the perfect solution to meet your needs.

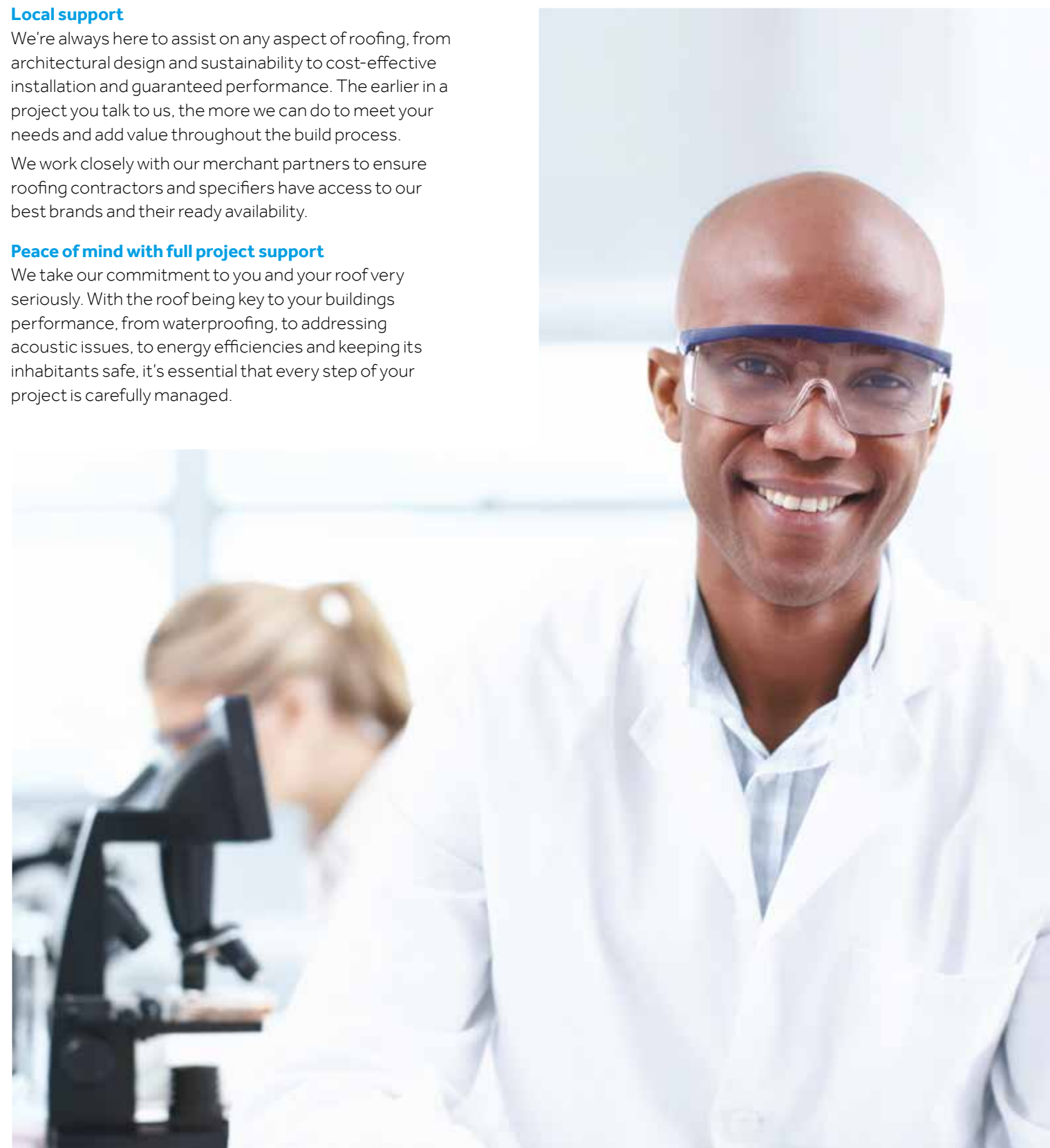
## Local support

We're always here to assist on any aspect of roofing, from architectural design and sustainability to cost-effective installation and guaranteed performance. The earlier in a project you talk to us, the more we can do to meet your needs and add value throughout the build process.

We work closely with our merchant partners to ensure roofing contractors and specifiers have access to our best brands and their ready availability.

## Peace of mind with full project support

We take our commitment to you and your roof very seriously. With the roof being key to your buildings performance, from waterproofing, to addressing acoustic issues, to energy efficiencies and keeping its inhabitants safe, it's essential that every step of your project is carefully managed.



## Our 6-step process outlines how we achieve this with you.

### • Consultation

We understand that each project is different, so we ensure that we take the time to meet and discuss your specific needs in detail.

### • Design and specification

As we provide a full design specification service, we can ensure that specifications, drawings and calculations align with Building Regulations and Codes of Practices. Your solution will also be created to match your specific guarantee needs.

### • Legislative compliance

We will work to ensure that your specification (and build) adheres to all relevant Building Regulations – whether that is fire and thermal regulations, or credits towards BREEAM developments.

### • Contractor selection

BMI's approved roofing contractors offer a guaranteed level of exceptional service, skill and technical expertise. All contractors have an impressive track record in roofing projects of all sizes and are committed to ongoing training.

### • Project monitoring and sign-off

Continual close monitoring of the project by our site technicians ensures that right through to sign-off, your project is completed accurately, to the specification, on time and to your satisfaction.

### • System guarantee

Dependant on your guarantee requirements, BMI provide the most comprehensive guarantees available. Fully insurance-backed guarantees include: up-to 30 years product performance, contractor insolvency and consequential loss.



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BMI UK & Ireland is part of the world's largest roofing and waterproofing manufacturer. A global business specialising in building materials for today's and tomorrow's needs. BMI is a new name, backed-up with over 180 years of experience and knowledge. Bringing together the roofing expertise of industry leading Icopal and Redland and their experience in the specification, manufacture and supply of flat and pitched roofing solutions. United to deliver excellence for our customers.

Learn more at [www.bmigroup.com/uk](http://www.bmigroup.com/uk).