

Sealoflex Ultima Liquid Applied Waterproofing System



BMI Sealoflex

Systems for roofs,
balconies, walkways and
other applications

bmigroup.com/uk

Sealoflex Ultima

An extremely versatile, single-component system, Sealoflex Ultima is the next generation of liquid applied waterproofing. This innovative new system is a low odour, user friendly solution that is suitable for roof waterproofing applications of all shapes and sizes.

Seamless and light weight, it is ideal for commercial and residential projects with complex geometries and multiple penetrations on both new and existing buildings. Sealoflex Ultima is applied in one operation, making it quick to install and easy to use. It can be applied as a complete roof overlay solution or as a detailing solution in combination with bitumen and synthetic membranes.

FEATURES & BENEFITS

- Solvent and VOC free
- Service life in excess of 25 years – highly durable
- 'Wet-on-wet' application – fast installation
- Single component liquid – ready to use direct from the tin
- Moisture cured – water repellent on application
- Re-sealable containers – no wastage
- Very low or no odour – no impact on installers or members of the public
- Versatile – suitable for a wide range of substrates, including bitumen membranes, weathered asphalt, synthetic membranes, concrete, metals and plywood / OSB
- Available in Grey and White

PRODUCT TESTING

BMI Sealoflex Ultima has been independently site and laboratory tested by the British Board of Agrément and awarded BBA certificate number 15/5229.



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

APPLICATION CONDITIONS

Apply when atmospheric and substrate temperatures are between 0 °C and 40 °C and the surface is 3 °C above the dew point. If the surface is below or at dew point temperature then moisture can form at the surface, which can affect adhesion.

Do not apply if rain is imminent.

Before applying Sealoflex Ultima ensure the substrate has been properly prepared and primed.

APPLICATION METHODOLOGY

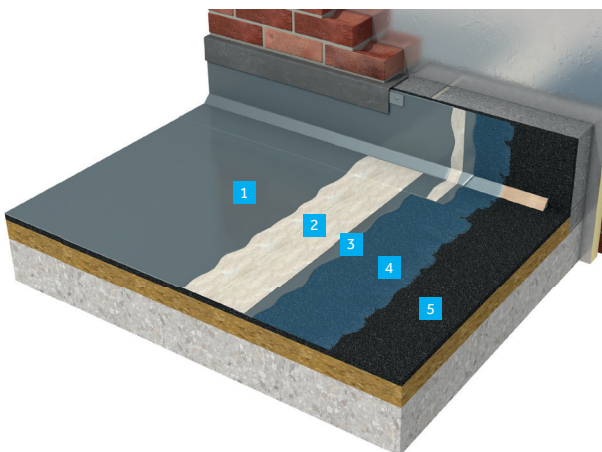
- 1 Apply a base coat of Sealoflex Ultima Waterproof Coating to the substrate.
- 2 Place the Sealoflex Ultima Reinforcing Fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
- 3 Apply a top coat of Sealoflex Ultima Waterproof Coating to the saturated fabric.
- 4 Allow to cure.

SEALOFLEX ULTIMA SYSTEM COMPONENTS

| SYSTEM COMPONENT | DESCRIPTION | COMPONENT SIZE | CONSUMPTION |
|---|---|--|------------------------------|
| Substrate Preparation | | | |
| Sealoflex Ultima Rust X-2020 | Rust treatment for oxidised metal surfaces | 4 litre | 0.1 L/m ² |
| Substrate Primers | | | |
| Sealoflex Ultima Bitumen Primer | For use on bitumen and asphalt based substrates | 4 litre and 20 litre | 0.3 L/m ² |
| Sealoflex Ultima EP1 Primer | For use on PVC membranes and wooden roof boards | 4 litre and 20 litre | 0.2 L/m ² |
| Sealoflex Ultima Concrete Primer (summer and winter) | For use on cementitious substrates | 10 kg | 0.5 kg/m ² |
| Sealoflex Ultima Metal Etch Primer | For use on prepared metals | 4 litre | 0.2 L/m ² |
| Sealoflex Ultima TPO Primer | For use on TPO and FPO membranes | 1 litre | 0.1 L/m ² |
| Waterproof Coating | | | |
| Sealoflex Ultima Waterproof Coating – Grey and White | Single-component waterproof coating | 4 litre and 15 litre | 1.2 – 2.0 L/m ² * |
| Reinforcing Membrane | | | |
| Sealoflex Ultima Standard Reinforcing Fabric | Polyester reinforcement for the Sealoflex Ultima Premium Membrane System | 1 m x 100 m; 0.3 m x 100 m 0.1 m x 100 m | N/A |
| Sealoflex Ultima Premium Reinforcing Fabric | Polyester reinforcement for the Sealoflex Ultima Standard Membrane System | 1 m x 50 m; 0.3 m x 50 m | N/A |
| Surface Finish | | | |
| Sealoflex Ultima Wearcoat Clear | Clear liquid UV protection coating | 4 litre and 20 litre | 0.3 kg/m ² |
| Sealoflex Ultima Coloured Quartz | 0.4 - 0.8 coloured quartz granules for anti-skid walkway | 25 kg | 3 - 5 kg/m ² |

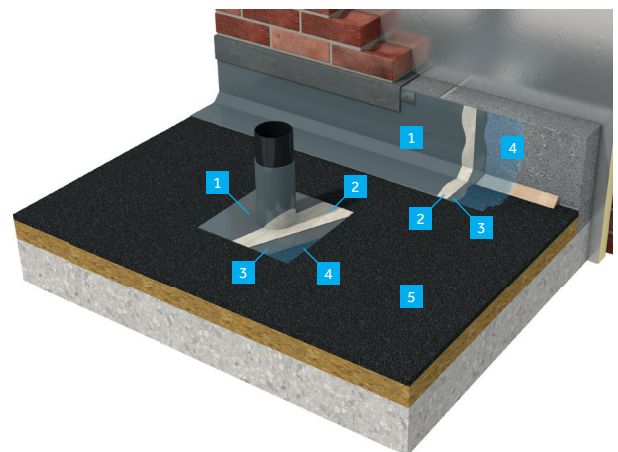
* Depending on Standard or Premium Specification.

Bitumen Overlay



- 1 Sealoflex Ultima Waterproof Coating (top coat)
- 2 Sealoflex Ultima Reinforcing Fabric
- 3 Sealoflex Ultima Waterproof Coating (base coat)
- 4 Sealoflex Ultima Bitumen Primer
- 5 Substrate - Bitumen Membrane

Liquid Detailing Solution



- 1 Sealoflex Ultima Waterproof Coating (top coat)
- 2 Sealoflex Ultima Reinforcing Fabric
- 3 Sealoflex Ultima Waterproof Coating (base coat)
- 4 Sealoflex Ultima Primer
- 5 Waterproof Membrane, e.g. TPO or Bitumen Membrane



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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 experience and knowledge. Bringing together the roofing expertise of industry leading Icopal and Redland and their experience in the specification, manufacture and supply of pitched and flat roofing solutions. United to deliver excellence for our customers.

Learn more at www.bmigroup.com/uk