Sealoflex Prima Liquid Applied Waterproofing System

BMI Sealoflex

bmigroup.com

Based on polyurethane resin technology, the Sealoflex Prima System offers the professional specifier quality materials with a proven track record. Sealoflex Prima is designed primarily for application within the commercial refurbishment and new build sectors. It can be applied as a complete roof overlay solution or as part of a new warm roof build up.

This installation manual provides all of the information needed to successfully install a Sealoflex Prima System.

Contents

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

Chris Witte, BMI Group

Section 1

GENERAL SURFACE PREPARATION

It is the installer's responsibility to prepare the surface so that it meets the required standard prior to applying the Sealoflex Prima System. To meet this standard, each of the conditions listed below should be addressed. (As a minimum, the surface should be clean, dry and sound).

- The existing roof membrane must be thoroughly cleaned. All dust, chalking, bitumen exudate, greases or oils and other loose debris should be removed by mechanical abrasion, power washing or sweeping. Be careful when power washing to preserve the integrity of the existing roof membrane and to avoid damage to the membrane seams (especially adhered seams). Use approved detergents for more effective washing and to remove oil and grease. Organic growth can be treated using an approved fungicidal wash. Allow the roof to dry completely.
- All preliminary work including the formation of upstands, kerbs, box gutters, sumps, grooves, chases, expansion joints etc. and any repairs to the existing surface or flashings, should be completed.
- Roof fixtures and other items such as lightning protection systems, cables, pipes and so on, should be temporarily diverted or completely removed so that the whole surface can receive the liquid applied waterproofing. Redundant or obsolete plant and equipment should be removed and disposed of accordingly. These areas should be repaired where necessary. All plant and equipment should be reinstalled on appropriate supports and bearing pads. (Before replacing any of these fixtures or items, ensure that the Sealoflex Prima System has had adequate time to cure).
- In areas where existing insulation is found to be soft or damaged, cut out the affected area of insulation, replace with a suitable alternative and apply a replacement patch of membrane where necessary. While some areas of wet insulation might be noticeable simply by walking on them, an infrared moisture scan is recommended for all refurbishment projects to accurately determine the moisture content of the surface and where areas of wet insulation exist.
- Where there is evidence of 'standing or ponding water' on the surface, it is strongly advised to introduce positive falls that encourage the movement of rainwater to the designated discharge points.
- In some instances it may be necessary to isolate ventilation or air intake systems.

SUBSTRATE PREPARATION

It is the installer's responsibility to prepare each substrate in accordance with the instructions below. Refer to the Sealoflex Prima Substrate Treatment and Primer Guide to select the appropriate primer for each substrate.

Plywood / OSB

Only Plywood and Oriented Strand Board (OSB) suitable for roof decking should be used. Boards for roof decking should be a minimum of 18 mm thick for joist spans of up to 600 mm.

During installation there should be an appropriate gap between boards to allow for expansion and contraction at the join. Board joints must be reinforced with Sealoflex Prima Reinforcing fabric prior to installing the full System. All boards must be securely fixed and supported in accordance with the board manufacturer's instructions. Any damaged or wet boards should be replaced.

Concrete (and Screeds)

New concrete surfaces must be allowed to cure and harden for a minimum of 28 days.

Mechanical preparation such as milling, grinding with a diamond disc or grit blasting may be necessary to provide a sound, smooth surface for adhesion. Any cracks or gaps in the surface should be repaired and all laitance removed.

Moisture content should be checked and the substrate allowed to dry out if necessary.

Bituminous Surfaces

Check surface for defects. Cut out badly cracked and defective areas of felt as required. Blisters should be star cut, dried out and re-sealed. Check the integrity of up-stands and cut back or repair any layers that have de-bonded. Fill any voids greater than 5 mm with a suitable filling compound.

Solar reflective paint or other coatings on the surface should be removed by power washing, wire brushing or grit blasting as appropriate. Excess or loose mineral should be swept up with a stiff bristle broom and removed.

Note: Application of the Sealoflex Prima System onto textured or mineral finished surfaces will increase the recommended minimum consumption of material.

Asphaltic Surfaces

Check surface for defects. Cut out and fill any blisters or defective areas with a suitable filling compound. Slumped or de-bonded asphalt should be cut back. Areas of badly crazed asphalt should be mechanically abraded to remove the majority of surface irregularities and the resulting voids filled.

Solar reflective paint or other coatings on the surface should be removed by power washing, wire brushing or grit blasting as appropriate. Embedded chippings should be removed using a mechanical scabbler.

Note: Application of the Sealoflex Prima System onto textured surfaces will increase the recommended minimum consumption of material.

Synthetic Membranes: PVC, TPO and FPO

Any areas where the synthetic membrane has torn, cracked or buckled, or where scrim is exposed must be repaired using similar compatible materials to the current roof.

Any areas that are loose must be made good; mechanical fasteners may need to be replaced.

Metal Roof Panels

Severely damaged or rusted seams or fasteners must be replaced. Roof panels that are corroded to the point where they have holes in them must be replaced. Areas of light rust can be removed by wire brushing or mechanical abrasion; then treated with an appropriate rust inhibitor to prevent further deterioration.

All fasteners must be retightened, secured or replaced as necessary.

Dents in roof panels must be removed where possible. Severely damaged roof panels must be replaced.

Replace or install sheet metal caps over the open ridge vents when they are rusted on the inside or located in a harsh environment.

Other Substrates

For treatment of other substrates, please contact BMI Technical Services for advice.

DEW POINT CALCULATIONS

For example, an air temperature of +20 °C with 60 % relative humidity impacting on surfaces of +12 °C or cooler, will produce condensation.

AIR TEMPERATURE (°C)	DEW POINT TEMPERATURE (°C) AT A RELATIVE HUMIDITY OF:											
	30 %	40 %	50 %	55 %	60 %	65 %	70 %	75 %	80 %	85 %	90 %	95 %
+30	+10.5	+14.9	+18.4	+20.0	+21.4	+22.7	+23.9	+25.1	+26.2	+27.2	+28.2	+29.1
+28	+8.8	+13.1	+16.6	+18.1	+19.5	+20.8	+22.0	+23.2	+24.2	+25.2	+26.2	+27.1
+26	+7.1	+11.4	+14.8	+16.3	+17.6	+18.9	+20.1	+21.2	+22.3	+23.3	+24.2	+25.1
+24	+5.4	+9.6	+12.9	+14.4	+15.8	+17.0	+18.2	+19.3	+20.3	+21.3	+24.2	+25.1
+22	+3.6	+7.8	+11.1	+12.6	+13.9	+15.1	+16.3	+17.4	+18.4	+19.4	+20.3	+21.2
+20	+1.9	+6.0	+9.3	+10.7	+12.0	+13.2	+14.4	+15.4	+16.4	+17.4	+18.3	+19.2
+18	+0.2	+4.2	+7.4	+8.8	+10.1	+11.3	+12.5	+13.5	+14.5	+15.4	+16.3	+17.2
+16	-1.5	+2.4	+5.6	+7.0	+8.3	+9.4	+10.5	+11.	+12.6	+13.5	+14.4	+15.2
+14	-3.3	+0.6	+3.8	+5.1	+6.4	+7.5	+8.6	+9.6	+10.6	+11.5	+12.4	+13.2
+12	-5.0	-1.2	+1.9	+3.3	+4.5	+5.6	+6.7	+7.7	+8.7	+9.6	+10.4	+11.2
+10	-6.8	-3.0	+0.1	+1.4	+2.6	+3.7	+4.8	+5.8	+6.7	+7.6	+8.4	+9.2
+8	-8.5	-4.8	-1.8	-0.5	+0.7	+1.8	+2.9	+3.9	+4.8	+5.6	+6.5	+7.3
+6	-10.2	-6.6	-3.6	-2.3	-1.2	-0.1	+1.0	+1.9	+2.8	+3.7	+4.5	+5.3
+4	-12.0	-8.4	-5.5	-4.2	-3.1	-2.0	-1.0	0.0	+0.9	+1.7	+2.5	+3.3
+2	-13.7	-10.2	-7.3	-6.1	-4.9	-3.9	-2.9	-2.0	-1.1	-0.3	+0.5	+1.3
0	-15.5	-12.0	-9.2	-7.9	-6.8	-5.8	-4.8	-3.9	-3.0	-2.2	-1.4	-0.7
-2	-17.3	-13.8	-11.0	-9.8	-8.7	-7.7	-6.7	-5.8	-5.0	-4.2	-3.4	-2.7
-4	-19.0	-15.6	-12.9	-11.7	-10.6	-9.6	-8.7	-7.8	-6.9	-6.1	-5.4	-4.7

TOOLS AND EQUIPMENT

The following is a list of basic tools and equipment used to install a Sealoflex Prima System. Depending on the project and installers' personal preferences, other tools and equipment may also be used†.

- Short or medium pile rollers. For field area application, large roller frames should be double armed with screw type extension poles. New roller sleeves should be used at the start of each new application.
- Mini rollers are used for detailing areas, such as corners and penetrations.
- Brushes can be used to apply primers and coatings to small areas. They can also be used to embed the reinforcing fabric into the coating at 90° angles, gaps and cracks.
- A good pair of large, sharp scissors will be needed to cut the reinforcing fabric – **do not use a utility knife**.
- Tape measure and marking pen to measure and mark reinforcing fabric.
- Disposable nitrile gloves are essential for handling the materials during applications.
- Hand held paddle or drill with a decorator's whisk is essential for mixing Parts A and B of two component systems.
- Personal Protective Equipment (PPE) such as gloves, goggles, dust masks and so on.*
- A mechanical scabbler may be required to remove solar reflective paint, chippings or other surface finishes.
- Moisture meter to measure substrate moisture.
- Grinder with diamond cup discs.
- Vacuum cleaner.
- Leaf blower.
- Sand paper.
- Adhesion tester.
- Surface temperature thermometer.

* Always refer to the Material Safety Data Sheets for further PPE requirements.

† BMI does not endorse or recommend any particular brand of tool or equipment.

ADHESION TESTING

Adhesion tests should always be carried out when the contractor is not certain what the substrate material is or when recommended in the Substrate Treatment and Primer Guide found in this manual. The test should be carried out prior to the start of any project work to determine if or what primer is needed to achieve the best adhesion to the given substrate. It is highly recommended that the contractor or specifier run tests on particular unknown surfaces to check for adhesion.

The following items will be needed in order to carry out the test:

- Small quantity of Sealoflex Prima Waterproof Coating
- Clean water and cloth or hand brush.
- 150 x 175 mm sections of Sealoflex Prima Reinforcing Fabric.
- Small quantity of the appropriate Sealoflex Prima Primer (See Substrate Treatment and Primer Guide).
- Paint brush.
- Permanent marker (to mark the tests).

To carry out a test, the instructions below should be followed taking note of the required times:

- Clean an area of the roof approximately 600 x 600 mm using the clean water and/or the hand brush.
- Section the area in two and mark one 'primed' the other 'un-primed'.
- Use the appropriate Sealoflex Prima Primer and apply a thin even covering as stated in the primer application instructions within this manual. Allow to dry.
- Prepare the Sealoflex Prima Waterproof Coating and apply a small even amount of product to both the primed and non-primed areas. Carefully place the 150 x 175 mm reinforcing fabric into the coating leaving a small tail of untreated fabric showing (approximately 25 mm strip to one edge). Apply a further coat of Sealoflex Prima Waterproof Coating to the saturated fabric and leave to cure.
- Allow the samples to cure for 24 hours.
- Once cured, pull up the sample patches. Both samples will pull from the surface. Compare which of the sample is the harder to remove and which of these samples leaves a quantity of product on the substrate (if any).

It is recommended to photograph both samples as they are pulled back and document the findings for record.

MAINTENANCE

BMI recommend that maintenance staff and / or a maintenance contractor inspect the roof periodically or at least twice a year, ideally before and after the winter period. This ensures that dirt and debris is removed before it can cause damage and that signs of any failure can be reported and remedial action taken at an early stage. Maintenance items, including flashings and sealants, are the responsibility of the building owner and are not included within the scope of a BMI Roofing System Warranty.

The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment, as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or refrigerant leaks, chemical spills from roof plant machinery, or water infiltration into the roofing system itself.

Compliance with the maintenance requirements listed below will aid in assuring a durable and watertight roof waterproofing membrane.

Failure to adequately maintain the roof may invalidate any BMI warranty.

ITEM	ACTION
Internally	Check internal surfaces visually for signs of moisture, leakage or condensation (e.g. damp patches, staining, etc).
General	Remove any unnecessary debris from the roof area particularly objects, which could cause damage to the membrane. Do not use the roof as a working platform for adjoining buildings or further works. If access is required adequate protection must be provided so as not to damage the membrane.
Drainage	Keep the roof surface clean at drain areas to avoid clogging. Clear leaves, silt or other debris, which may cause blockage of outlets or otherwise impede drainage. Check that ponding water is drained from the roof within 48 hours following rain.
Petroleum Products	Keep all petroleum products (solvents, greases, paints, oils or any liquids containing petroleum products) off the membrane to avoid degradation.
Animal Fats	Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. They could degrade the membrane.
Chemicals	Contact BMI if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
Foot Traffic	Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes since ice or frost build-up may not be visible. Membranes are slippery when wet.
Roof Alterations	Check with BMI that the proposed alteration will not invalidate the warranty. Work should be carried out by the roofing contractor who carried out the original installation to limit split liability. Do not allow other trades to fix through the waterproofing membrane without proper advice. This is especially important when having aerials, heating and ventilation equipment or telephone cables fitted.
Cleaning	Pressure washers can be used to clean the Sealoflex Prima Liquid Applied Waterproofing Membrane (including anti-skid surface finishes) where the following limits are observed: ▪ Pressure to be no greater than 40 bar / 580 psi. ▪ Minimum 20 cm distance between pressure washer nozzle and surface.
Metal Work	Keep roof maintenance items, such as counterflashing, metal curbs and metal ducts sealed watertight at all times.
Leaks	Try to determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that causes a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation or the presence of water under the membrane. Physical damage to the membrane or flashing is not covered by the warranty. Please notify BMI if the leak is determined to be membrane related. The building owner is liable to the cost of investigation and repair if the problem is found to be outside the scope of the waterproofing warranty.
Temporary Repairs	Damaged areas of membrane should be repaired as follows. Remove any excess debris, including the cutting away of any loose or damaged membrane. Thoroughly clean the affected area. Once prepared, apply a base layer of Sealoflex Prima Coating at the required coverage rate and install a pre-cut section of Sealoflex Prima Reinforcing Fabric. Complete the repair with the application of Sealoflex Prima Coating as the top layer.
Rooftop Maintenance	When it is necessary for workers to be on the roof to service rooftop equipment, e.g. HVAC units, antennas, etc, workers should be cautioned to use walkways where present and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.

Section 2

SEALOFLEX PRIMA SYSTEM COMPONENTS

SYSTEM COMPONENT	DESCRIPTION	COMPONENT SIZE	CONSUMPTION
Surface Preparation			
Sealoflex Prima MEK Cleaner	Solvent cleaner for cleaning and preparing surfaces prior to coating	9 kg	N/A
Substrate Primers			
Sealoflex Prima 2-Part Primer	Two part solvent free primer for bituminous, asphalt, metal, timber and PVC surfaces	5 kg (2 x 2.5 kg)	0.33 kg/m²
Sealoflex Prima HP Primer	Two part high penetration primer for concrete surfaces	10 kg (A: 7 kg; B: 3 kg)	0.3 - 0.4 kg/m²
Sealoflex Prima HP5 Primer	Two part high penetration primer for concrete surfaces	10 kg (A: 7 kg; B: 3 kg)	0.3 - 0.4 kg/m²
Sealoflex Prima TPO Primer	Single component solvented primer for TPO membranes	3 kg	0.1 kg/m²
Waterproof Coating			
Sealoflex Prima Waterproof Coating	Two component, solvent free polyurethane coating	12.5 kg (A: 10 kg; B: 2.5 kg)	2.7 - 3.6 kg/m²
Reinforcing Membrane			
Sealoflex Prima Reinforcing Fabric - 10, 15 and 20	120 g/m², 165 g/m² and 200 g/m² polyester reinforcing fleece	1.05 m x 50 m; 0.7 m x 50 m; 0.262 m x 50 m;	N/A
Surface Finish			
Sealoflex Prima Walkway Compound	Two component, solvent free resin, used to receive and locate Prima Quartz for anti-skid walkways	10 kg (A: 7.5 kg; B: 2.5 kg)	0.5 kg/m²
Sealoflex Prima Coloured Quartz	0.4 - 0.8 mm quartz sand in natural and black / grey blended colours	25 kg	3 - 5 kg/m²
Sealoflex Prima Bulking Sand	Fine silica sand mixed with Walkway Compound to create a levelling slurry	25 kg	See Product Data Sheet for mixing ratios
Sealoflex Prima UV Clear	Single component, low solvent coating used as final encapsulation and protection layer above Sealoflex Prima Quartz	10 kg	0.25 kg/m²
Accessories			
Sealoflex Prima Speedshot	Used to speed up the curing time of the Sealoflex Prima System in colder weather	900 ml	See Product Data Sheet for mixing ratios

SUBSTRATE TREATMENT AND PRIMER GUIDE

SUBSTRATE	PRE-TREATMENT	PRIMER
Asphalt; APP and SBS modified bitumen membranes; hot and cold bitumen coatings	Grinding, milling or dust free shot blasting	Sealoflex Prima 2-Part Primer
Concrete; light weight concrete; plaster or masonry; screeds; tiles; timber	Grinding, milling or dust free shot blasting	Sealoflex Prima HP Primer
Metals (prepared metals) – aluminium; copper; stainless steel; galvanised steel; zinc	Clean with Sealoflex Prima MEK Cleaner	Sealoflex Prima 2-Part Primer
Synthetic membranes (TPO, FPO, EPDM)	Clean, dry and sound	Sealoflex Prima TPO Primer
Epoxy resin coating	Abrade; adhesion and compatibility test	No primer
uPVC Sky light frames	Clean with Sealoflex Prima MEK Cleaner	No primer
Plastic sheeting (PVC, EVA)	Clean, dry and sound	Sealoflex Prima 2-Part Primer
Approved timber roofing boards	Clean, dry and sound	Sealoflex Prima 2-Part Primer
PU coating	Abrade; adhesion and compatibility test	No primer
Rigid PVC	Clean with Sealoflex Prima MEK Cleaner	No primer

PRIMERS

Sealoflex Prima 2-Part Primer

Surfaces to be primed: New and aged Bitumen membranes; asphalt; metal; timber; and PVC.

Application Conditions

Apply only when atmospheric and substrate temperatures are greater than 5 °C. The surface of the substrate should be clean and dry and must be 3 °C above the dew point. If the surface is at or below the dew point temperature, moisture can form at the surface, which might affect adhesion and curing.

Before applying Sealoflex Prima 2-Part Primer:

- Make sure the surface has been properly prepared.
- Ensure all tools and equipment are available and ready to use.

Application

1. Remove the sachet from the external aluminium packaging. Manipulate Component A to achieve uniform colour consistency. Remove the separating rod allowing both components to mix together. Again, manipulate the mixed solution thoroughly, ensuring complete homogenous colour consistency is achieved.
2. Once ready, apply the mixed primer onto the prepared substrate in a flowing motion and spread using a squeegee.
3. The minimum consumption rate is 0.3 kg/m²; even coverage can be achieved by rolling the primer using a nylon roller avoiding unnecessary accumulation of product.

Drying Time

The specified Sealoflex Prima System can be applied above the primed surface when it is tack-free and dry. Depending upon atmospheric conditions, a minimum 12 hours will be required before over coating.

As a Substrate Primer: Apply by brush or Perlon roller to seal the surface of the substrate. Working time is approximately 25 minutes @ 23 °C. The coverage rate is typically 0.3 kg/m^2 depending on substrate porosity and surface profile.

As a Levelling Mortar: For surface irregularities up to 6mm apply Sealoflex Prima 2-Part Primer with Sealoflex Prima Coloured Quartz (0.4 – 0.8mm) at a ratio of 1:3 by volume. Prime the surface immediately before filling.

As a Repair Mortar: For thickness up to 20 mm and voids in vertical surfaces apply mixed Sealoflex Prima 2-Part Primer with Sealoflex Prima Bulking Sand at a ratio of 1:9 by volume. Prime the surface immediately before filling.

Please Note

The Sealoflex Prima LAW System must be applied to the primed surface within 8 days of application. If left longer, the surface must be re-primed. Sealoflex Prima Coloured Quartz can be broadcast into the wet primer to avoid re-priming.

Sealoflex Prima HP and HP5 Primer

Surfaces to be primed: Concrete and cementitious surfaces; and over the Sealoflex Prima LAW System as an alkalinity barrier.

Application Conditions

Apply Sealoflex Prima HP Primer when atmospheric and substrate temperatures are above 10 °C; and Sealoflex Prima HP5 Primer when atmospheric and substrate temperatures are above 5 °C. The surface of the substrate should be clean and dry and must be 3 °C above the dew point. If the surface is at or below the dew point temperature, moisture can form at the surface, which might affect adhesion and curing.

Before applying Sealoflex Prima HP and HP5 Primer:

- Make sure the surface has been properly prepared.
- Ensure all tools and equipment are available and ready to use.

Application

1. Pour Component B into Component A mixing slowly with a stirring stick or paddle mixer on slow setting. The mixture should be a consistent colour and free from streaks. Mixing time is 2 minutes.
2. To avoid mixing errors, the mixture should be poured into another container and stirred thoroughly. Apply within 25 minutes.
3. Once ready, apply the mixed primer onto the prepared substrate with a perlon roller, avoiding unnecessary accumulation of product.
4. The specified Sealoflex Prima system can be applied above the primed surface when it is tack-free and dry. Depending upon atmospheric conditions, a minimum 4 hours will be required before overcoating.

Drying Time

The specified Sealoflex Prima System can be applied above the primed surface when it is tack-free and dry. Depending upon atmospheric conditions, a minimum 16 hours will be required before over coating.

As a Substrate Primer: Apply by brush or perlon roller to seal the surface of the substrate. Working time is approximately 25 minutes @ 23 °C. The coverage rate is typically 0.3 kg/m^2 depending on substrate porosity and surface profile.

As a Levelling Mortar: For surface irregularities up to 6mm apply Sealoflex Prima HP Primer with Sealoflex Prima Coloured Quartz (0.4 – 0.8mm) at a ratio of 1:3 by volume. Prime the surface immediately before filling.

As a Repair Mortar: For thickness up to 20 mm and voids in vertical surfaces apply mixed Sealoflex Prima HP Primer with Sealoflex Prima Bulking Sand at a ratio of 1:9 by volume. Prime the surface immediately before filling.

Please Note

The Sealoflex Prima LAW System must be applied to the primed surface within 8 days of application. If left longer, the surface must be re-primed. Sealoflex Prima Coloured Quartz can be broadcast into the wet primer to avoid re-priming.

Sealoflex Prima TPO Primer

Surfaces to be primed: Polyolefin (TPO / FPO) Thermoplastic membranes.

Application Conditions

Apply only when atmospheric and substrate temperatures are greater than 5 °C. The surface of the substrate should be clean and dry and must be 3 °C above the dew point. If the surface is at or below the dew point temperature, moisture can form at the surface, which might affect adhesion and curing.

Before applying Sealoflex Prima TPO Primer:

- Make sure the surface has been properly prepared.
- Ensure all tools and equipment are available and ready to use.

Application

1. Prime in one operation and distribute evenly with a perlon roller to avoid unnecessary accumulation of product.
2. The consumption rate is 0.1 kg/m².

Drying Time

The specified Sealoflex Prima System can be applied above the primed surface when it is tack-free and dry. Drying time is typically 15 – 30 minutes @ 23²C. The primer is rainproof after 30 minutes.

Please Note

The Sealoflex Prima LAW System must be applied to the primed surface within 24 hours of application. If left longer, the surface must be re-primed.

WATERPROOF LAYER

The Sealoflex Prima LAW System is applied in a continuous sequence of base coat, fabric reinforcement and top coat. This process is referred to as 'wet on wet'. The top coat is applied while the reinforced base coat is still wet providing total integration of the two layers into a single, chemically bonded membrane. This application avoids the risk of failure from insufficient coverage, lack of inter-layer adhesion from contamination and even delamination. When the System is cured it becomes a fully saturated, reinforced waterproofing membrane.

When using the System for a complete roof installation, whether for new construction or for refurbishment, it is recommended to waterproof the roof details first, before proceeding to the field area. The use of masking tape to mark off the detailing areas before applying the System, is also recommended.

Lastly, it is recommended to pre-cut the reinforcing fabric to be used on details into the required lengths and shapes, before proceeding with the installation.

Before applying Sealoflex Prima LAW System:

- Make sure the surface has been properly prepared and primed with the recommended Primer.
- Ensure all tools and equipment are available and ready to use.

Sealoflex Prima Reinforcing Fabric

Sealoflex Prima Reinforcing Fabric is a polyester mat used to reinforce all areas to be waterproofed. Laid into the base layer as work proceeds with the aid of a squeegee and roller, care should be taken to ensure the reinforcing fleece is laid with the correct side facing down (i.e. as the membrane unrolls off the roll). Ensure the mat is completely embedded before applying the top coat. Saturation of the coating through the fleece is observed by a change of colour.

Fleece Grades

Sealoflex Prima Reinforcing Fabric is available in three grades for use in the corresponding 10, 15, or 20-year guaranteed performance system specification.

- 10 Year System Sealoflex Prima Reinforcing Fabric - 10 (120 g/m²)
- 15 Year System Sealoflex Prima Reinforcing Fabric - 15 (165 g/m²)
- 20 Year System Sealoflex Prima Reinforcing Fabric - 20 (200 g/m²)

Packaging

Sealoflex Prima Reinforcing Fabric is supplied in rolls wrapped in plastic film. The film is colour coded to indicate weight grade.

- Sealoflex Prima Reinforcing Fabric - 10 Yellow
- Sealoflex Prima Reinforcing Fabric - 15 Blue
- Sealoflex Prima Reinforcing Fabric - 20 Clear

The Sealoflex Prima Reinforcing Fabric is 50 metres in length and available in three roll widths: 1.05 m, 0.70 m, and 0.262 m.

Sealoflex Prima System Consumption Rates

	SEALOFLEX PRIMA LAW SYSTEM	SEALOFLEX PRIMA SOLVENT-FREE LAW SYSTEM
20 Year System		
Coating Top Layer	1.3 kg/m²	1.2 kg/m²
Reinforcing Fleece	Reinforcing Fleece 20 (200 g/m²)	Reinforcing Fleece 20 (200 g/m²)
Coating Base Layer	2.7 kg/m²	2.4 kg/m²
Total Coverage	**4.0 kg/m²**	**3.6 kg/m²**
15 Year System		
Coating Top Layer	1.2 kg/m²	1.0 kg/m²
Reinforcing Fleece	Reinforcing Fleece 15 (165 g/m²)	Reinforcing Fleece 15 (165 g/m²)
Coating Base Layer	2.4 kg/m²	2.0 kg/m²
Total Coverage	**3.6 kg/m²**	**3.0 kg/m²**
10 Year System		
Coating Top Layer	1.0 kg/m²	0.9 kg/m²
Reinforcing Fleece	Reinforcing Fleece 10 (120 g/m²)	Reinforcing Fleece 10 (120 g/m²)
Coating Base Layer	2.0 kg/m²	1.8 kg/m²
Total Coverage	**3.0 kg/m²**	**2.7 kg/m²**

Application Conditions

Apply only when atmospheric and substrate temperatures are greater than 5 °C. The surface of the substrate should be clean and dry and must be 3 °C above the dew point. (See Dew Point Calculation Table in this Manual) If the surface is at or below the dew point temperature, moisture can form at the surface, which might affect adhesion and curing. Do not apply if rain is imminent.

Mixing Instructions

Sealoflex Prima Waterproof Coating

Stir Component A thoroughly. Add Component B to Component A and mix again thoroughly until no streaks are visible. To avoid mixing errors, the mixture is changed to another container and stirred again.

Once mixed, there is a 30 minute workability period (23°C; 50% relative humidity). This period will vary depending on the ambient conditions.

Sealoflex Prima Speedshot

Sealoflex Prima Speedshot accelerates the curing time of the Sealoflex Prima LAW System at surface and ambient temperatures of between +5 °C and +10 °C. It is the ideal solution where time is of the essence. Common applications where Sealoflex Prima Speedshot may be utilised include walkways and balconies where pedestrian traffic is required at the earliest opportunity. It is a blue-green liquid supplied in a 900 ml container with integrated dosage chamber.

Please Note

When handling Sealoflex Prima Speedshot, Personal Protective Equipment (PPE) should be worn.

Remove the blue cap and squeeze the bottle several times until the liquid reaches the 25 ml (1 shot) line in the dosage chamber. Add the appropriate number of single shots to the Sealoflex Prima Waterproof Coating as required. Refer to the following table for confirmation of the number of shots required.

Following application of Sealoflex Prima Speedshot, install the waterproof coating in the usual 'wet-on-wet' application method, taking care to observe the now accelerated working times.

TEMPERATURE		25 ml (1 shot)	50 ml (2 shots)	75 ml (3 shots)
5 °C	Working time	N/A	N/A	22 mins
	Follow on coatings	N/A	N/A	4.5 hrs
10 °C	Working time	N/A	N/A	22 mins
	Follow on coatings	N/A	N/A	4.5 hrs
20 °C	Working time	20 mins	18 mins	N/A
	Follow on coatings	7 hrs	6 hrs	N/A

For comparison, the standard workability period is ≈30 minutes at 23 °C for Sealoflex Prima Solvent-Free Coating without accelerator.

Alkaline Protection Layer

The Sealoflex Prima System has limited alkali resistance. For long term exposure a coat of Sealoflex Prima HP Primer can be applied to provide protection once the coating has cured.

Job Interruptions and Over Coating

If over coating the Sealoflex Prima System after 24 hours but before 14 days, clean the surface with Sealoflex Prima MEK Cleaner.

If over coating the Sealoflex Prima System after 14 days, grind with P40 sandpaper.

Application Methodology

1. Follow the consumption rates stipulated in this manual.
2. Apply a base coat of Sealoflex Prima Waterproof Coating to the prepared substrate at approximately two thirds of the total consumption rate.
3. Place the Sealoflex Prima Reinforcing Fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
4. Roof details should be double reinforced with Sealoflex Prima Reinforcing Fabric.
5. Apply a top coat of Sealoflex Prima Waterproof Coating to the saturated fabric at approximately one third of the total consumption rate.
6. Allow to cure.

SURFACE FINISHES

Anti-skid Walkway

To create a surface above the waterproofing layer that is suitable for foot traffic install the Sealoflex Prima Anti-skid Walkway System. Designed to provide the optimum combination of aesthetic and functional performance the Sealoflex Prima Anti-skid Walkway System forms an integral part of a complete Sealoflex Prima System where waterproofing and surfacing are required.

Install the Sealoflex Prima Anti-skid Walkway System as follows:

1. Tape the designated area with good quality masking tape.
2. Add component B into component A of the Sealoflex Prima Walkway Compound and mix together using a mechanical mixer at low speed for several minutes until uniform consistency is achieved. The workability period of the Sealoflex Prima Walkway Compound is approximately 25 minutes, depending on ambient conditions.
3. Pour the Sealoflex Prima Walkway Compound onto the designated area, initially spreading with a notched squeegee, then using a roller to achieve an even consumption rate of approx. 0.5 kg/m².
4. Broadcast Sealoflex Prima Coloured Quartz onto the wet layer of coating at a consumption rate of 3 - 5kg/m² or until no wet patches show through the layer of Quartz.
5. Allow at least 2 or 3 hours for the coating to cure before sweeping away the excess Quartz.
6. Ensure that no loose Quartz granules remain on the surface.
7. Apply Sealoflex Prima UV Clear at a consumption rate of 0.25 kg/m², ensuring an even finish.
8. Leave to dry.

Please Note

Before the Sealoflex Prima Anti-skid Walkway System is installed check that the waterproofing layer has fully cured and is free from any defects. Remove any surface contamination using Sealoflex Prima MEK Cleaner as required to maximise inter-coat adhesion.

The System is ready to receive foot traffic a minimum of 12 hours after installation.

Paved Surfacing

To create a paved surface over the Sealoflex Prima System, it is necessary to apply an alkalinity barrier to the fully cured System.

1. Ensure the Sealoflex Prima System has fully cured.
2. Apply a layer of Sealoflex Prima HP Primer at a consumption rate of 0.4 kg/m^2.
3. To improve the key with the overlying mortar bed, broadcast Sealoflex Prima Coloured Quartz into the wet primer.
4. When this layer has fully cured, apply the mortar bed and paving slabs, as specified.

Uneven Substrates

If a completely level surface is required prior to installing the Sealoflex Prima Anti-Skid Walkway System apply Sealoflex Prima Walkway Compound mixed with Sealoflex Prima Bulking Sand to the surface using a 6 mm serrated metal squeegee.

1. Mix components A & B of the Sealoflex Prima Walkway Compound and then add 10 kg of Sealoflex Prima Bulking Sand
2. Using a high torque paddle mixer set at low speed, mix the solution to create a homogenous slurry.
3. Apply the mixed slurry to the substrate at a consumption rate of approximately 3.5 kg/m². Use a spiked roller to help air to escape from the mixture
4. When the slurry coat has cured, apply the Sealoflex Prima Anti-skid Walkway System as above.

Please Note

Working time for the mixed solution is approximately 15 minutes at 23 °C.

GENERAL NOTES

Fabric Overlaps

All overlaps of Sealoflex Prima Reinforcing Fabric on field areas and details should be a minimum of 50 mm. Always ensure that there is sufficient coating between fabric overlaps and that no air is trapped within the overlap.

Waterproofing Height Above Roof Deck

Follow local guidelines on minimum height above roof deck to receive waterproofing membrane. BMI recommends a minimum height of 150 mm above the deck, with at least 10 mm of coating extending above the top edge of the fabric to ensure proper sealing.

Day Joints

Where new waterproofing membrane is to be joined to existing cured membrane at a day joint, the new application should be lapped on to the existing by 50 mm.

No preparation is necessary unless the existing membrane is contaminated on the lap edge, in which case the lap edge must be cleaned with a cloth using Sealoflex Prima MEK Cleaner.

Cleaning of Tools and Equipment

Tools must be cleaned thoroughly with Sealoflex Prima MEK Cleaner. Do not allow material to cure on tools as it then becomes very difficult to remove.

Do not allow solvent to contaminate the Sealoflex Prima Surfacing during application as this may result in colour variation.

All brushes and rollers must be free from solvent before use. Wrap gaffer tape around the roller head prior to use to remove loose fibres. New roller heads should be used at the start of each new application. Keep your equipment clean and tidy. Wipe up all splashes and spills as they occur.

Application in Enclosed Areas or in Areas of Poor Ventilation

If the Sealoflex Prima System is applied in an enclosed space or an area with restricted air circulation, there is a danger of insufficient cure at the surface. To prevent this from happening adequate air inflow and outflow must be provided.

The use of mechanical ventilation such as industrial fans will normally suffice. A minimum air exchange of 6 times an hour is normally sufficient.

When working in close proximity to air intakes, it is advisable that some equipment be switched off / covered over to prevent any ingress of vapours into the building.

Health & Safety

Safety Data Sheets for all components in the Sealoflex Prima System and any associated products must be available on site. The Authorised Contractor must read and understand them before commencing work.

All relevant Health & Safety signage must be posted in advance of any System application to inform members of the public, road users or other contractors of the works in progress.

Important Note

When transporting, storing and working with Sealoflex Prima System Components, always ensure compliance to all pertinent safety data sheets and technical codes of practice, and pay attention to all markings, hazard information and safety tips on the containers.

Storage

Keep containers firmly sealed. Containers must be stored in a dry, cool (but frost-free) and well ventilated place.

Protect against heat and direct sunlight.

Storage stability: at least 12 months.

In winter, store containers at room temperature prior to use where possible.

Clean Working Environment

The areas used for mixing and transferring products to other containers must be covered with a suitable plastic sheet (e.g., PE sheet), before work commences.

Disposal of Waste Product and Containers

All waste containers must be disposed of in accordance with the Local Authority and Environmental requirements. See Product Safety Data Sheets for guidance.

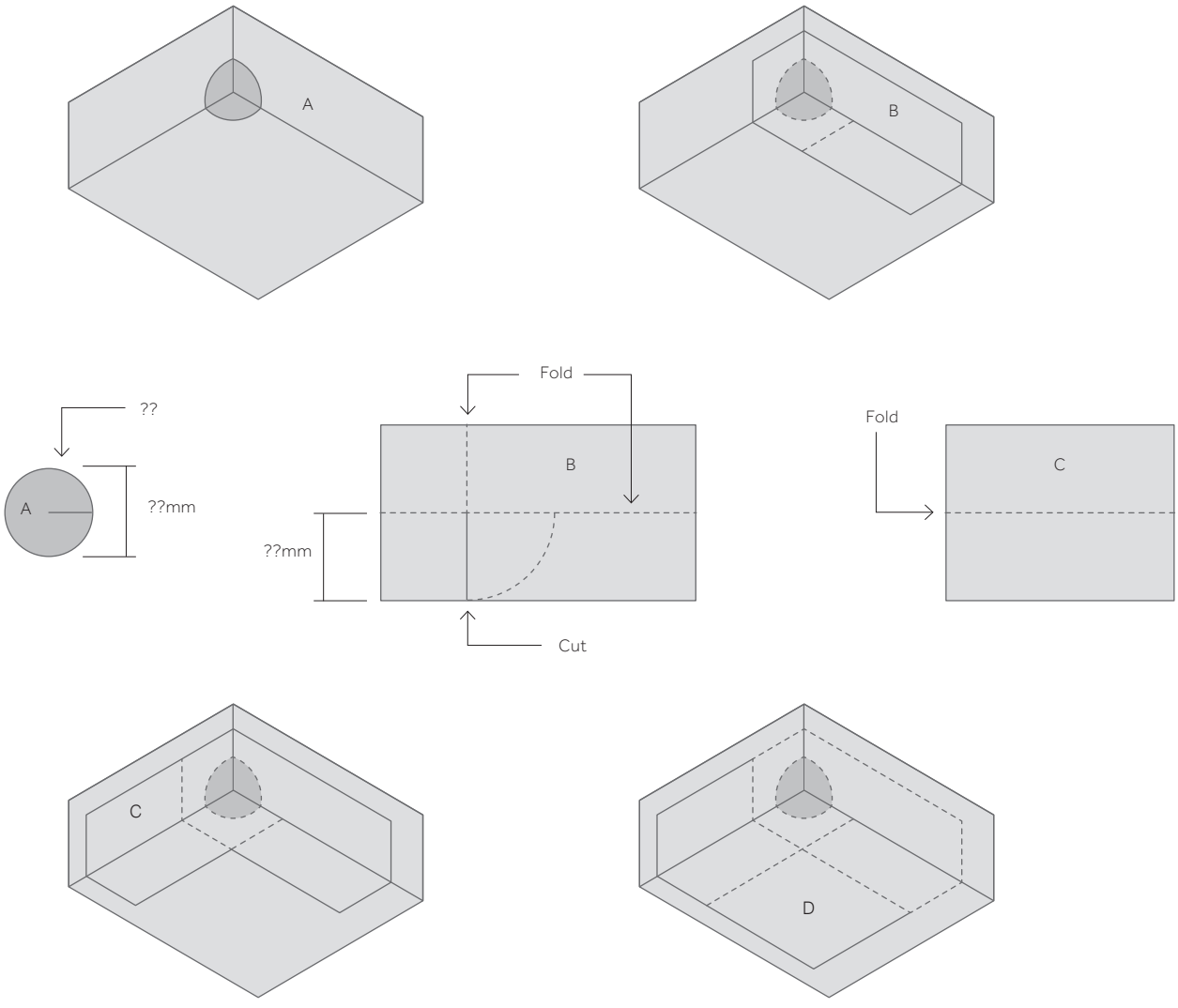
Section 3

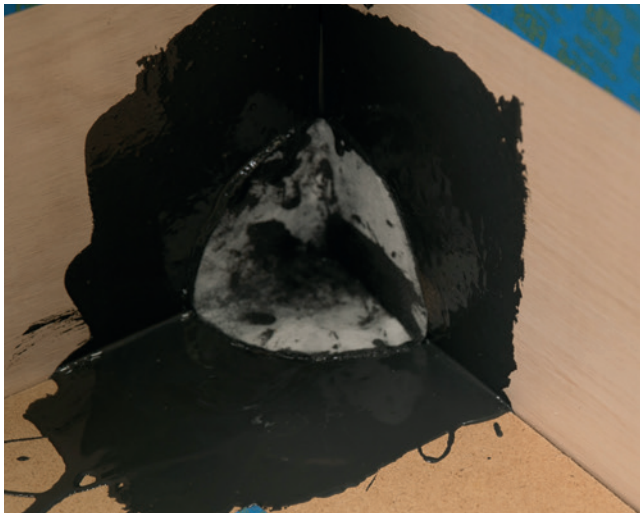
INTERNAL AND EXTERNAL CORNERS

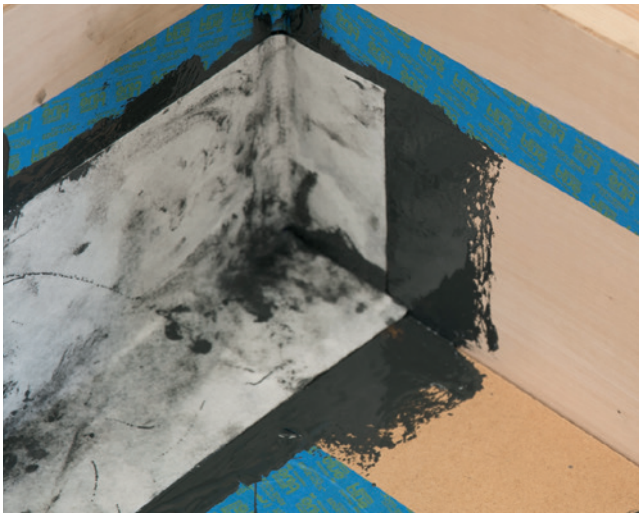
All corner details must be double reinforced with the Sealoflex Prima Reinforcing Fabric.

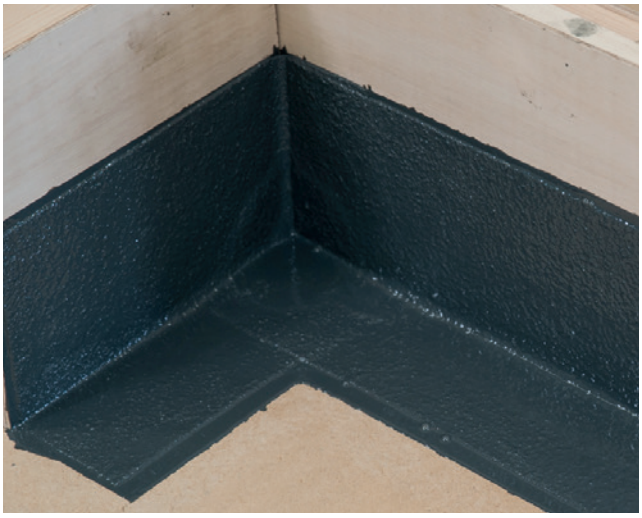
1. Cut circles approximately 150 mm in diameter from the Reinforcing Fabric.
2. Fold twice and cut along one fold into the centre.
3. Apply a base coat of Sealoflex Prima Waterproof Coating to the area around the corner and place the circle into the base coat as shown.
4. Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
5. For the internal corner, make sure there is a layer of liquid between the folds of the fabric.
6. Tape the vertical surface a minimum of 160 mm above the horizontal surface and the horizontal surface a minimum of 120 mm out from the base of the vertical surface on either side of the corner.
7. Cut a strip of Reinforcing Fabric so that it extends 75 mm around each corner as shown.

Fabric Cuts for Internal Corner









8 Apply a base coat of Sealoflex Prima Waterproof Coating to the vertical and horizontal areas around the corner, covering the saturated Reinforcing Fabric already installed.

9 Make a cut 100 mm long that is 50 mm from the edge of the fabric as shown.

10 Place the Reinforcing Fabric at least 150 mm up from the horizontal surface on the vertical, press into the angle at the base and 'return' the fabric around the corner as shown.

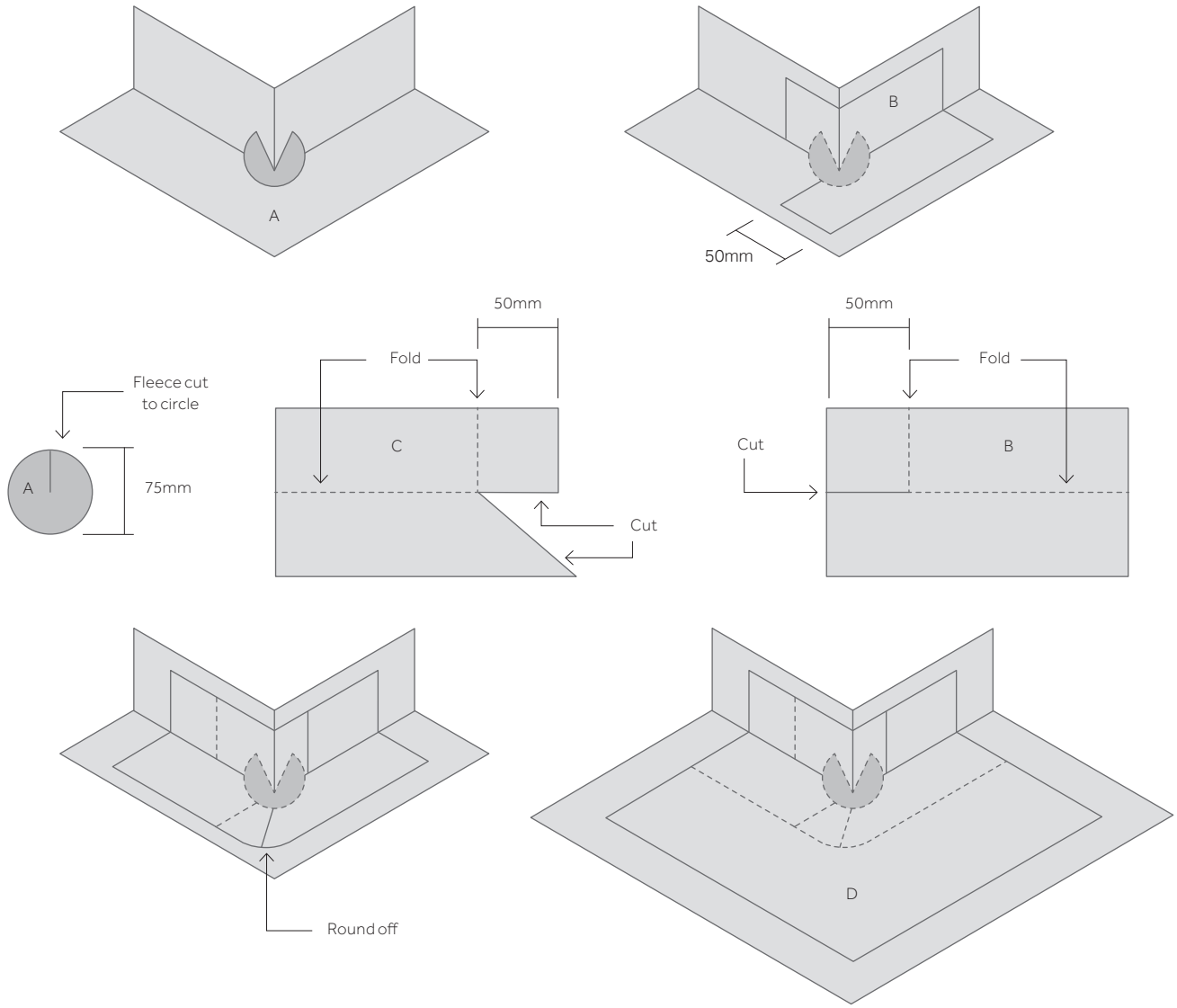
11 Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.

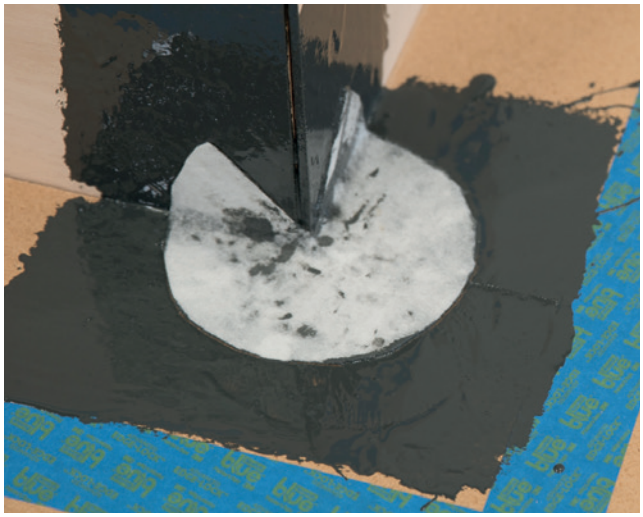
12 For the internal corner, make sure there is a layer of liquid between the folds of the fabric.

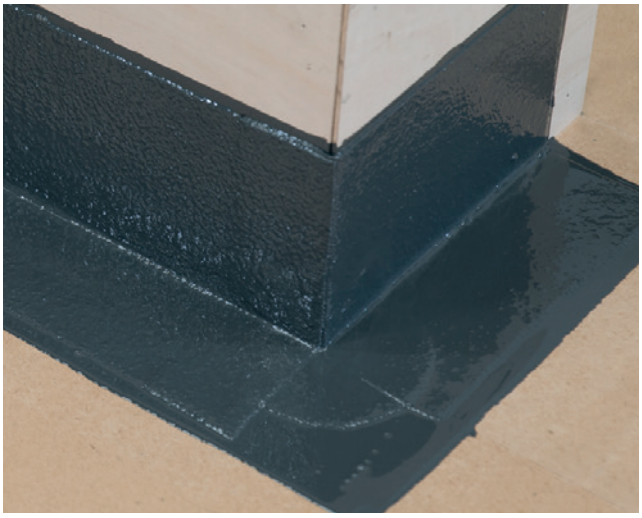
13 Apply the top coat of Sealoflex Prima Waterproofing Coating to the saturated Reinforcing Fabric.

14 Remove the tape before the System cures.

Fabric Cuts for External Corner







UPSTANDS

All junctions at vertical and horizontal surfaces must be reinforced with Sealoflex Prima Reinforcing Fabric. Although it is possible to apply Reinforcing Fabric direct from the roll, in certain conditions such as where surfaces are uneven or in windy weather, it is advisable to cut the fabric into more manageable lengths.

1. Tape the vertical surface a minimum of 160 mm above the horizontal surface and the horizontal surface a minimum of 110 mm out from the base of the vertical surface.
2. Cut a strip of Reinforcing Fabric to the required length.
3. Apply a base coat of Sealoflex Prima Waterproof Coating to the vertical and horizontal areas.
4. Place the Reinforcing Fabric at least 150 mm up from the horizontal surface on the vertical and press into the angle at the base.
5. Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
6. Apply the top coat of Sealoflex Prima Waterproofing Coating to the saturated Reinforcing Fabric.
7. Remove the tape before the System cures.

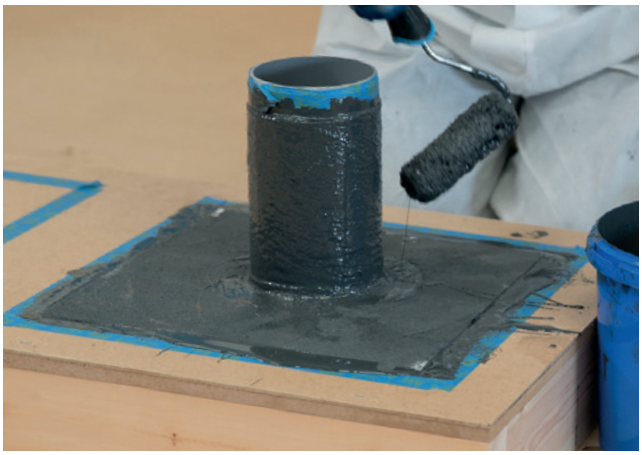
PIPE PENETRATIONS

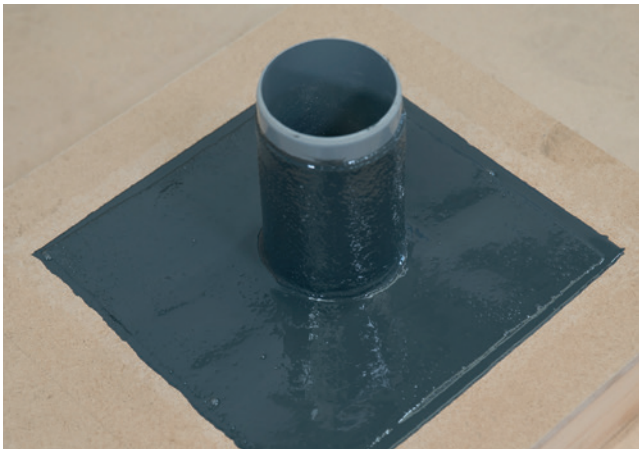
All pipe penetrations are double reinforced using two pieces of Sealoflex Prima Reinforcing Fabric.

The first piece of fabric should be cut to a width that extends a minimum of 150 mm up the vertical surface of the pipe from the horizontal surface and a minimum of 50 mm from the base of the pipe onto the horizontal surface.

1. Cut a length of Reinforcing Fabric 50 mm more than the circumference of the pipe, allowing for the overlap.
2. Measure and draw a line 50 mm from the edge of the fabric.
3. Make cuts every 20 – 30 mm from the edge of the fabric up to the line.
4. Tape the circumference of the pipe at least 160 mm from the horizontal surface; and tape a square at least 10 mm beyond the length of the fabric strips.
5. Apply a base coat of Sealoflex Prima Waterproof Coating to the vertical and horizontal areas.
6. Place the solid section of Reinforcing Fabric (which will be at least 150 mm wide) into the base coat on the surface of the pipe and the 'finger cuts' of Reinforcing Fabric into the base coat of the horizontal surface around the pipe as shown.
7. Make sure the fabric is 'tight' at the vertical and horizontal junction and that there is a layer of liquid between the fabric overlap.
8. Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.

The second piece of fabric should be cut to a square with sides equal in length to the diameter of the pipe + the length of the 'finger cuts' + 10 mm. (Alternatively, two pieces of fabric should be cut so that they go around the pipe with an overlap of 50 mm.

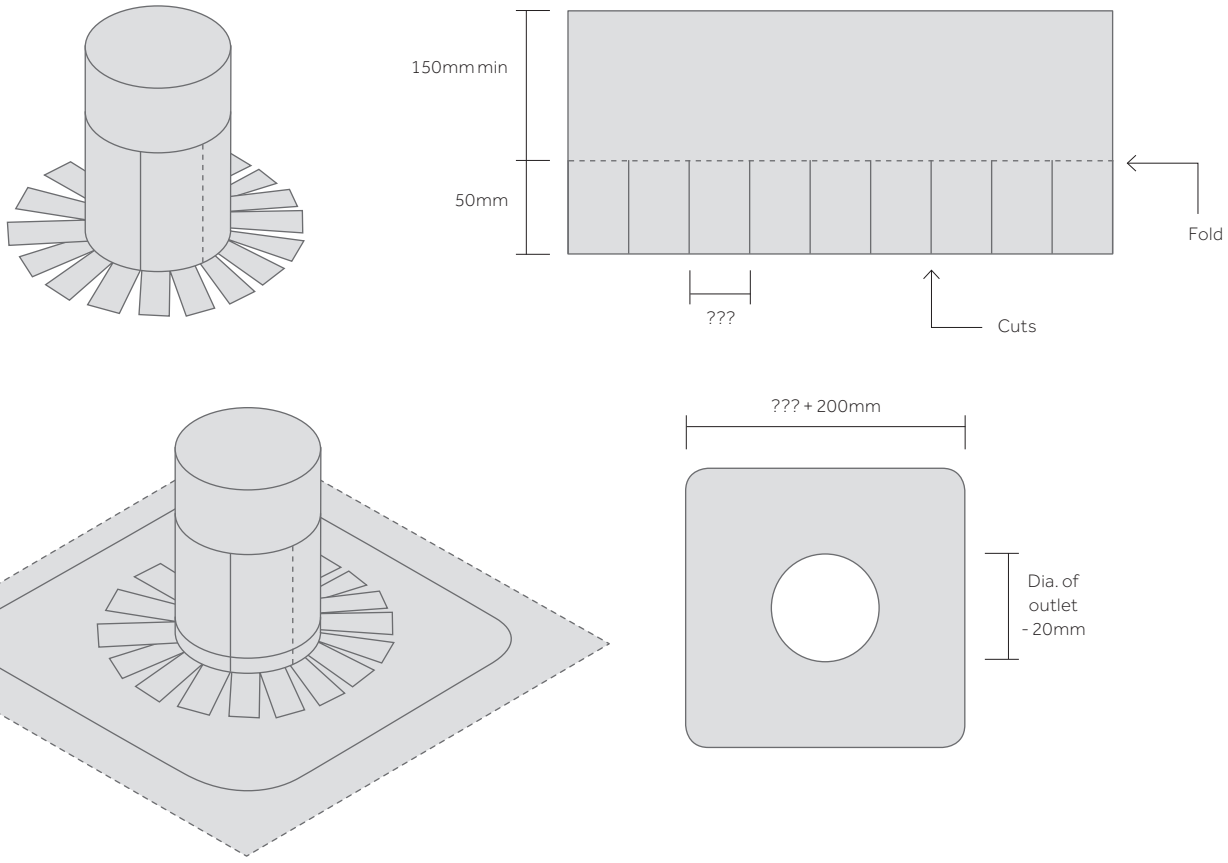




If using one piece of fabric:

1 Place the fabric over the centre of the pipe and draw a circle around the circumference.
2 Cut out this circle.
3 Apply a coat of Sealoflex Prima Waterproofing Coating onto the saturated Reinforcing Fabric on the horizontal surface.
4 Place the fabric over the pipe and press down onto the horizontal surface.
5 Using a roller or a brush embed the fabric into the coating making sure there are no creases in the fabric and that no air is trapped beneath it.
6 Apply the top coat of Sealoflex Prima Waterproof Coating to the saturated fabric around the whole detail area.
7 Remove the tape before the System cures.

Fabric Cuts for Pipe Penetration



INTERNAL RAINWATER OUTLETS

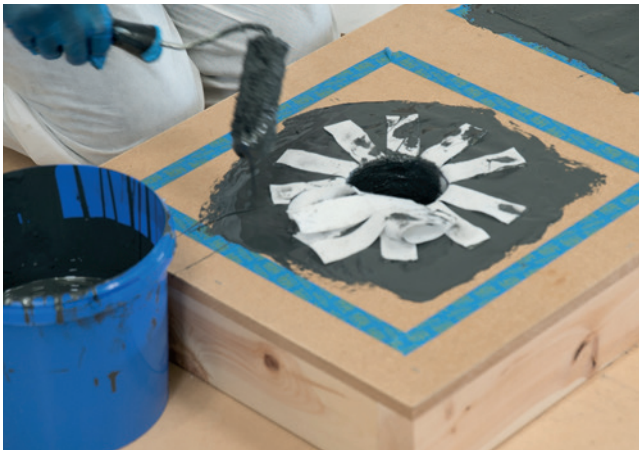
Before applying the Sealoflex Prima System to an existing internal rainwater outlet, remove any leaf grates or covers and set aside. Clear any debris or blockages from the outlet. Any damage to the outlet should be suitably repaired.

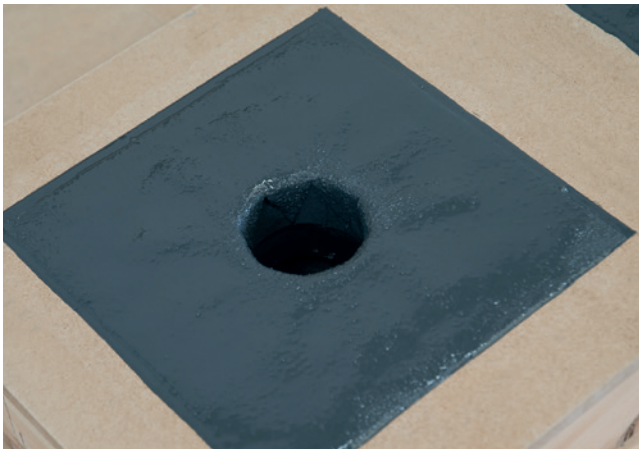
When applying the Prima System to an outlet ensure that drainage will not be impaired.

All internal rainwater outlets are double reinforced using two pieces of Sealoflex Prima Reinforcing Fabric.

The first piece of fabric should be cut to a minimum width of 100 mm so that it extends a minimum of 50 mm into the outlet and a minimum of 50 mm from the top of the outlet onto the horizontal surface.

1. Cut a length of Reinforcing Fabric 50 mm more than the circumference of the pipe, allowing for the overlap.
2. Measure and draw a line 50 mm from the edge of the fabric.
3. Make cuts every 20 – 30 mm from the edge of the fabric up to the line.
4. Tape a square around the outlet at least 10 mm beyond the length of the 'finger cuts'
5. Apply a base coat of Sealoflex Prima Waterproof Coating around the outlet and at least 60 mm down the inside surface of the outlet
6. Place the solid section of Reinforcing Fabric (which will be at least 50 mm wide) into the base coat on the inside surface of the outlet and the 'finger cuts' of Reinforcing Fabric into the base coat around the outlet as shown.
7. Make sure the fabric is 'tight' at the vertical and horizontal junction and that there is a layer of liquid between the fabric overlap.
8. Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.

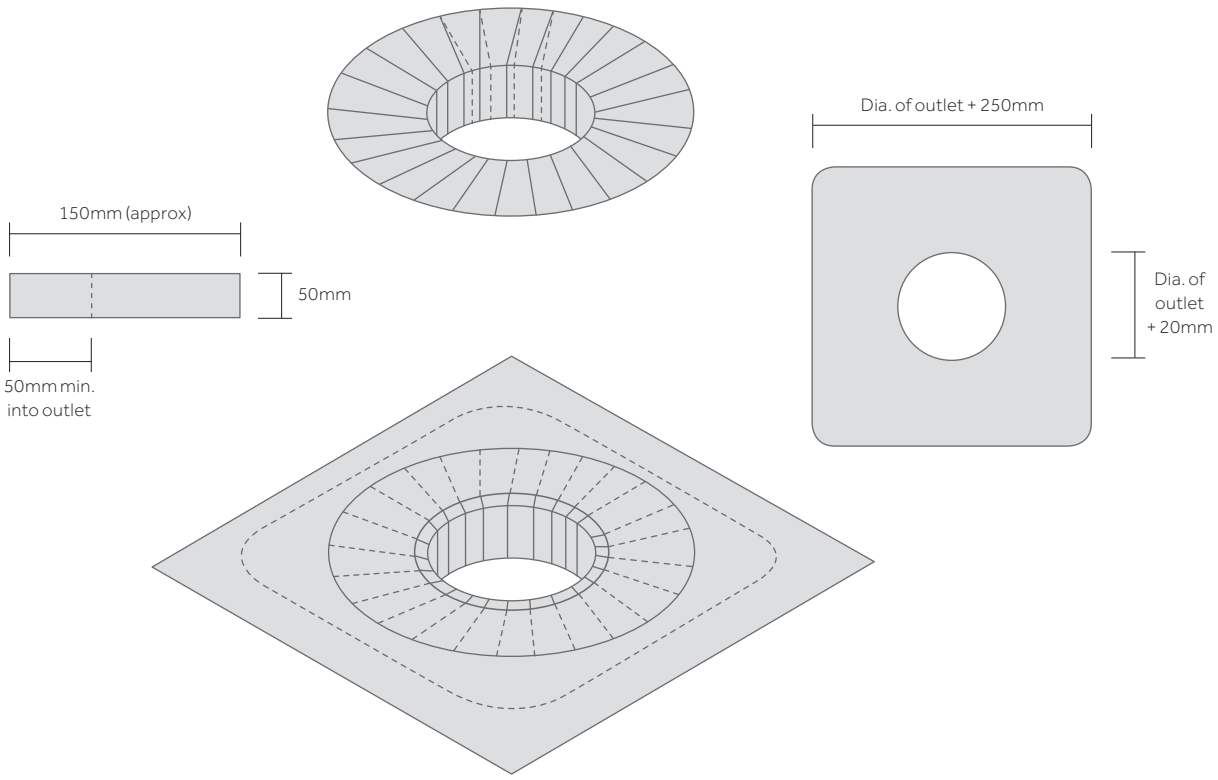




The second piece of fabric should be cut to a square with sides equal in length to the diameter of the outlet + the length of the 'finger cuts' + 10 mm.

1. Place the fabric over the centre of the outlet and draw a circle around the circumference.
2. Fold the fabric circle in half and make a series of 'star cuts' from the centre of the diameter to the marked line as shown.
3. Apply a coat of Sealoflex Prima Waterproofing Coating onto the saturated Reinforcing Fabric on the inside surface of the outlet and around the outlet over the saturated 'finger cuts'.
4. Place the fabric over the outlet and press the 'star cuts' down onto the saturate fabric on the inside surface of the outlet.
5. Using a roller or a brush embed the fabric into the coating making sure there are no creases in the fabric and that no air is trapped beneath it.
6. Apply the top coat of Sealoflex Prima Waterproof Coating to the saturated fabric around the whole detail area.
7. Remove the tape before the System cures.
8. Once the System fully cures reinstate any leaf grates or covers.

Fabric Cuts for Outlet



ROOF LIGHTS

All roof light corners must be double reinforced with Sealoflex Prima Reinforcing Fabric.

1 Tape around the roof light upstand at least 160 mm from the roof light base and tape around the whole roof light at least 120 mm from the roof light edge.

2 Cut circles approximately 150 mm in diameter from the Reinforcing Fabric.

3 Fold twice and cut along one fold into the centre.

4 Apply a base coat of Sealoflex Prima Waterproof Coating to the area around each corner and place the circles into the base coat as shown.

5 Using a roller or a brush embed the pieces of fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath them.

6 Cut two pieces of Reinforcing Fabric so that they extend 50 mm around each corner as shown.

7 Apply a base coat of Sealoflex Prima Waterproof Coating to the vertical and horizontal areas around the front side of the roof light and around each corner, covering the saturated Reinforcing Fabric circles already installed.

8 Make cuts 100 mm long that are 50 mm from the edge of the fabric as shown.

9 Place the Reinforcing Fabric 10 mm below the tape on the front side of the roof light upstand, press into the angle at the base and 'return' the fabric around each corner as shown.

10 Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.

11 Repeat the process on the back side of the roof light.

12 Cut two more pieces of Reinforcing Fabric the exact length of the roof light upstand on either side.

13 Apply a base coat of Sealoflex Prima Waterproof Coating to the vertical and horizontal areas around one side of the roof light, covering the saturated Reinforcing Fabric already installed.

14 Place the Reinforcing Fabric 10 mm below the tape on the roof light upstand, press into the angle at the base and onto the roof deck.

15 Using a roller or a brush embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.

16 Apply the top coat of Sealoflex Prima Waterproofing Coating to the saturated Reinforcing Fabric.

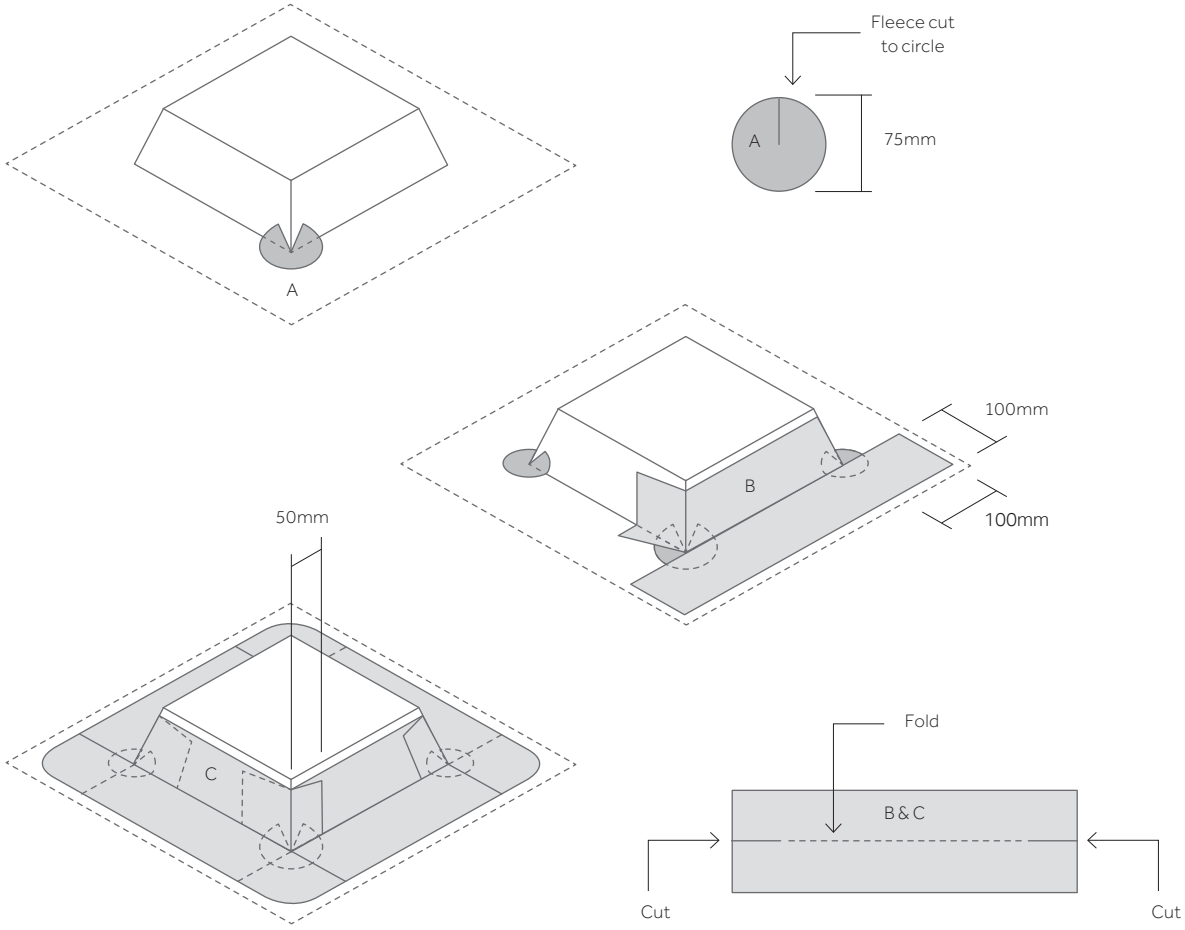
17 Repeat the process on the other side of the roof light.

18 Remove the tape before the System cures.

Please Note

- On roof lights with bevelled bases it is necessary to make two cuts at the ends of the front and back pieces of Reinforcing Fabric to accommodate the upstand angles as shown
- When measuring the side pieces of Reinforcing Fabric their length should be that of the roof light base. Once placed into the base coat of the Sealoflex Prima Waterproof Coating, these pieces can be cut along a line from the corner's base edge to the corner's upstand edge as shown.

Fabric Cuts for Roof Light



COVER FLASHINGS

Existing Flashings

Depending on the condition of existing lead flashings, these should be lifted to expose the upstand surface beneath.

The Sealoflex Prima System is installed to the upstand detail.

Ensure that the System has completely cured before reinstating the upturned cover flashings.

New Flashings

Pre-cut 25 mm deep chases in all upstands before applying the Sealoflex Prima System.

Chases must be a minimum of 150 mm above the surface of the roof.

If an existing damp proof course (DPC) exists which is less than 150 mm above the surface of the roof, it is advised that a new DPC be installed to the required height.

The Sealoflex Prima System is installed to the upstand detail and must finish flush with the bottom edge of the chase.

Install a lead or lead replacement cover flashing into the chases.

Cut, joint and dress the new flashing as per the manufacturer's instructions.

FIELD AREA

Apply 'wet-on-wet' allowing full membrane application in a single process.

1. Set the roll of Sealoflex Prima Reinforcing Fabric at the beginning of the flat area taking care to align it properly.
2. Apply a base coat of Sealoflex Prima Waterproof Coating to the area in front of the roll.
3. Pull the roll towards you over the base coat.
4. Using a roller, embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
5. Apply a top coat of Sealoflex Prima Waterproofing Coating to the saturated Reinforcing Fabric ensuring even coverage.
6. Apply a base coat to the area in front of the roll.
7. Pull the roll towards you and repeat the process above.
8. When you reach the end of the flat area carefully cut the Reinforcing Fabric in a straight line and make sure the fabric is fully saturated with base coat and top coat.
9. Set the roll of fabric adjacent to the installed area with a minimum overlap of 50 mm taking care to align it properly.
10. Apply a base coat of Sealoflex Prima Waterproof Coating to the area in front of the roll.
11. Pull the roll of fabric towards you over the base coat.
12. Using a roller, embed the fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
13. Apply a top coat of Sealoflex Prima Waterproofing Coating to the saturated Reinforcing Fabric and 'feather in' the overlap.
14. Apply a base coat to the area in front of the roll.
15. Pull the roll towards you and repeat the process above.
16. When the whole area is completed, leave the System to cure.

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BMI Group, a Standard Industries company, is the largest manufacturer of flat and pitched roofing and waterproofing solutions throughout Europe. With 128 production facilities and operations in Europe, parts of Asia and South Africa, the company brings more than 165 years of experience. More than 9,500 employees give established brands like Braas, Monier, Icopal, Bramac, Cobert, Coverland, Klöber, Monarflex, Redland, Siplast, Vedag, Villas, Wierer, and Wolfin a face to the customer. BMI Group is headquartered in London.

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