

Technical Data Sheet

BC Coat Protect

High-Performance Elastomeric Acrylic Waterproofing Coating

1). Description

BC Coat Protect is a high-quality, single-component, elastomeric acrylic waterproofing and protective coating. It forms a seamless, flexible membrane designed to provide long-term protection for roofs and walls. The coating offers excellent UV resistance, high elasticity, and strong adhesion to various substrates including concrete, masonry, plaster, and existing terrazzo tiles. BC Coat Protect is available in multiple colors, making it ideal for exposed external applications. It is formulated for hot climate performance and provides durable resistance against weathering, cracking, and moisture penetration.

2). Typical Uses

BC Coat Protect is recommended for:

- Waterproofing sloped roofs, parapets, domes, and vertical walls
- Protective coating over polyurethane foam insulation
- Waterproofing over existing terrazzo tiles
- Coating over corrugated metal sheets (with suitable primer)
- Protective waterproofing over bituminous membranes

3). Advantages

- Elastomeric – high flexibility and crack-bridging ability
- Single component – easy to apply
- UV-resistant and color-stable
- Excellent adhesion to multiple substrates
- Breathable – reduces moisture entrapment
- Fungus and algae-resistant
- Suitable for Middle East climate conditions
- Non-flammable, water-based, environmentally friendly



4). Technical Properties (25°C)

Property	Value
Appearance	Thick liquid
Color	White, Grey, Beige (others on request)
Specific Gravity	1.25 ± 0.05
Solid Content (by weight)	60 ± 2%
Solid Content (by volume)	50 ± 2%
Overcoating Time	Minimum 4 hours
Tensile Strength (ASTM D412)	≥ 1.3 MPa @ 7 days
Elongation (ASTM D412)	>350% @ 2 mm DFT
Adhesion Strength (ASTM D4541)	≥ 1.5 MPa
Minimum Application Temp	+5°C
VOC	< 50 g/L

5). Surface Preparation

- Substrate must be clean, dry, sound, and free from dust, oil, grease, and loose particles.
- Repair cracks, spalled areas, and damaged concrete.
- New concrete must be cured for at least 14 days.
- Ensure no standing water is present on the surface.

Priming

- Typically, no primer is required on sound, prepared surfaces.
- For porous surfaces:
 - Dilute BC Coat Protect with water (1:1) and apply as a primer at approx. 5 m²/L.



Application

- Apply using brush, roller, or airless spray machine.
- First coat: Apply at 2.5 m²/L and allow to dry 4–12 hours depending on weather.
- Second coat: Apply perpendicular to the first coat at the same rate. Do not apply below +5°C or when humidity exceeds 75%. Protect the coating from rain for 24 hours.

6). Coverage

- Approx. 0.40 L/m² per coat (≈0.50 kg/m²) to achieve 200 microns DFT.
- Two coats recommended.

7). Packaging

- 20 kg Pail

8). Storage

- Store in cool, dry, shaded areas.
- Shelf Life: 18 months in original sealed container at 5°C–40°C.

9). Health & Safety

- Water-based and non-flammable.
- Avoid contact with skin and eyes.
- Use gloves and protective eyewear.
- In case of contact, wash thoroughly with clean water.
- Do not ingest; seek medical help if swallowed.

DISCLAIMER

The data presented in this sheet are based on laboratory testing and practical experience. Variations in substrate, application method, and environmental conditions may impact performance. Users are advised to carry out tests under their own conditions. Building Chemistry Industry's responsibility is limited to the product replacement in cases of proven manufacturing defect.

