



Technical Data Sheet

BC Guard LC 500

Single Component Acrylic Liquid Applied Waterproof Coating

1. Product Description

BC Guard LC 500 is a single-component, resin-based, flexible acrylic liquid-applied waterproof coating designed for protection and long-term durability of exposed surfaces.

It is especially formulated to protect spray-applied polyurethane (PU) foam insulation from UV degradation and weathering. The coating forms a seamless, elastic, water-resistant membrane suitable for residential, commercial, and industrial applications.

BC Guard LC 500 is supplied ready for use and is available in white (other colors available upon request).

2. Uses / Applications

BC Guard LC 500 is recommended for:

- Protection of spray-applied PU foam insulation
- UV-resistant protective coating over PU foam
- Decorative and protective overlay on:
 - Bituminous membranes
 - Corrugated metal sheets
- Sloped roof waterproofing

3. Features & Advantages

- Single-component – ready to use
- Excellent flexibility & crack-bridging ability
- UV and weather resistant
- Seamless waterproof membrane
- Excellent hiding on PU foam
- Easy brush / roller / spray application
- Suitable for sloped roofs
- Low VOC formulation



4. Technical Properties

Property	Unit	Typical Value
Appearance	—	Smooth liquid
Color	—	White (others on request)
Density	kg/L	~1.35
Solid Content	%	> 60
Drying Time (RH 50%)	Minutes	~60
Full Cure	Days	7
Elongation at Break	%	> 150
Bond Strength	MPa	> 1.5
Chloride Content	—	Nil
VOC Content	g/L	< 5
Hiding on PU Foam	—	Excellent
Application Temperature	°C	≥ +5

5. Application Information

Recommended System

General Waterproofing:

- Apply first coat @ 0.8 – 1.2 m²/kg
- Allow curing: 4 – 12 hours
- Apply second coat perpendicular to first coat

PU Foam Protection:

- Apply undiluted or controlled dilution
- Avoid over-dilution (reduces hiding & performance)



6. Surface Preparation

Substrates must be:

- Clean, dry, and sound
- Free from dust, oil, grease, wax, laitance
- Free from curing compounds & contaminants

Remove:

- Loose particles
- Cement dust
- Mould / algae
- Release agents

7. Priming

Priming is generally not required on sound, dense concrete.

For porous / absorbent substrates:

- Dilute BC Guard LC 500 with clean water (1:3 ratio)
- Apply as primer / sealer

8. Application Methods

BC Guard LC 500 can be applied by:

- Brush
- Roller
- Airless spray

Apply evenly to avoid:

- Runs
- Pinholes
- Uneven film thickness

Consumption

Application	Coverage
General Waterproofing	0.4 – 0.8 kg/m ² per coat
PU Foam Protection	0.6 – 0.8 kg/m ²

- Actual consumption depends on substrate roughness, porosity, and application method.

9. Packaging

20 kg pails

(Custom packaging available upon request)



10. Shelf Life & Storage

- Shelf life: 12 months (sealed container)
- Store below +35°C
- Keep in dry, shaded area
- Protect from heat, frost & direct sunlight

11. Limitations

- Do not apply below +5°C
- Do not apply on surfaces affected by rising damp
- Avoid application when RH > 75%
- Over-dilution reduces hiding & performance
- Being styrene acrylic, slight yellowing may occur over time under UV exposure (does not affect waterproofing performance)

12. Health & Safety

- Avoid contact with skin & eyes
- Wear suitable PPE
- Ensure adequate ventilation

In case of contact:

- Skin → Wash with soap & water
- Eyes → Rinse immediately & seek medical advice

Refer to BC Guard LC 500 Safety Data Sheet (SDS).

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.

