

Technical Data Sheet

BC Roof Coat LC

Elastomeric Acrylic UV Resistant Waterproofing Coating

1. Product Description

BC Roof Coat Lc is a high-performance, single-component, water-based elastomeric acrylic waterproofing and UV-resistant coating. After curing, it forms a seamless, flexible, durable membrane with strong adhesion to concrete, cement plaster, masonry, fiber cement boards, and similar substrates.

It is engineered to withstand substrate movements, thermal expansion, and harsh UV exposure—suitable both as a stand-alone waterproofing system and as a topcoat over spray polyurethane foam insulation.

2. Typical Uses

BC Roof Coat LC is recommended for:

- Waterproofing of roofs, parapet walls, balconies, terraces, podiums, and external façades
- Waterproofing of wet areas: kitchens, toilets, washrooms
- As UV-resistant protective topcoat over PU foam insulation
- Sealing hairline cracks and joints
- Waterproofing cementitious, concrete, plastic, and asbestos surfaces
- Protection of metal flashings, chimneys, and roof joints

3. Features & Advantages

- Excellent UV and weather resistance
- Highly flexible to accommodate substrate movements
- Seamless waterproofing membrane—no joints or laps
- Excellent adhesion to concrete and most building materials
- Resists moderate ponding water
- High elongation and crack-bridging properties
- Easy to apply by brush, roller, or airless spray
- Low maintenance and economical application



4. Technical Data

Property	Value	Standard
Appearance / Color	Liquid coating, White	—
Density	1.26 ± 3%	ASTM D1475
pH	8–9	—
Solid Content	> 65%	ASTM D1644
Elongation at Break	500–550%	ASTM D412
Tensile Strength	1.1 N/mm ²	ASTM D412
Tensile Recovery	90%	ASTM D412
Water Vapor Transmission	0.45–0.50 g/hr·m ²	ASTM E96
Tensile Adhesion	0.8 N/mm ²	ASTM C1583
Chemical Resistance	Resistant to alkalis, solvents, diesel	—
UV Resistance	No effect after 2000 hours	ASTM G154
Application Temperature	+5°C to +35°C	—
Overcoat Time	6–8 hours (depending on temperature & thickness)	—

5. Surface Preparation

- Substrate must be clean, dry, sound, and free from dust, oil, grease, loose paint, and contaminants.
- Repair cracks, voids, and defective areas using appropriate polymer-modified repair mortars.
- Ensure all surfaces are properly dried before application.

6. Application

1. Mixing: Ready to use—stir well before application.
2. First Coat:
 - Apply by brush, roller, or airless spray at 1.0 mm wet film thickness.
 - Allow 8–12 hours curing depending on temperature.



3. Reinforcement (optional):

- Embed BC Geotextile or Fiber Mesh over wet first coat in corners, joints, and critical areas.

4. Second Coat:

- Apply at 0.5–1.0 mm thickness perpendicular to the first coat.

5. Total System Thickness:

- 1.5–2.0 mm (minimum).

6. Protect from rain until fully cured.

7. Coverage

- Approx. 2.0 Kg/m² @ 1 mm thickness
(Actual coverage varies depending on substrate porosity & application method.)

8. Packing

- 20 kg plastic pail
- 200 L metal drum (upon request)

9. Storage & Shelf Life

- Store in a cool, dry, shaded area in original unopened containers.
- Shelf Life: 12 months from date of production.

10. Health & Safety

- Avoid contact with eyes and skin.
- Use gloves, goggles, and protective clothing.
- In case of contact, rinse with plenty of clean water.
- Use in well-ventilated areas.
- Keep away from children.

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.

