



Technical Data Sheet

BC Seal Primer 175

Two-Component Penetrating Epoxy Primer

1. Product Description

BC Seal Primer 175 is a clear, two-component, low-viscosity penetrating epoxy designed to strengthen and seal concrete surfaces. It penetrates deeply, fills pores, reduces dusting, and improves wear, chemical, and moisture resistance. After curing, it provides a semi-gloss finish and enhances adhesion for subsequent coating systems.

2. Uses

Suitable for:

- Parking decks
- Bridge decks
- Industrial floors
- Dusty or weak concrete surfaces
- Primer under epoxy / PU coating systems
- Improving durability of concrete exposed to water and chlorides

3. Features & Benefits

- Excellent deep penetration
- Improves wear and chemical resistance
- Reduces absorption of water and chlorides
- Dustproofs soft concrete
- Enhances adhesion for topcoats
- Easy roller or spray application





4. Technical Information

Property	Typical Value
Total Solids	≥ 50%
Appearance	Clear, semi-gloss
Flexibility (2 mil film)	Excellent
Pot Life	~3 hours
Foot Traffic	12–24 hours
Wheel Traffic	~48 hours
Full Cure	7 days

5. Application Conditions

- Substrate Temperature: 16–32°C
- Concrete Age: Minimum 28 days cured
- Substrate must be dry
- Avoid application under direct sunlight or high humidity

6. Surface Preparation

- Remove all oil, grease, paint, dust, curing compounds, sealers, and contaminants.
- Concrete must be sound, porous, and textured.
- Recommended preparation: shot blasting, sandblasting, scarifying.
- Acid etching acceptable only when mechanical prep is not possible.
- After acid etching, pressure wash thoroughly and allow minimum 24 hours drying.
- Do not apply over chemically hardened or densified surfaces.



7. Mixing

- Ensure material temperature is 16–32°C.
- Add Part B into Part A (not reversed).
- Mix 2–3 minutes using a slow-speed drill with paddle.
- Mix full units only.
- Ensure uniform, streak-free blend.

8. Application

- Apply immediately after mixing.
- Suitable application tools:
 - Short-nap roller
 - Lambswool applicator
 - Pump-up or airless sprayer
- Apply a uniform, thin coat. Avoid puddles.
- Silica sand broadcast will reduce coverage rates.

9. Coverage

Coverage depends on surface porosity and texture.

Surface Type	First Coat (m ² /L)	Second Coat (m ² /L)
Trowelled Smooth	7.5 – 9.5	14 – 20
Broomed / Textured	4 – 5	7.5 – 10

10. Packaging

Supplied in 30 kg pre-measured sets:

- Part A: 20 kg
- Part B: 10 kg

11. Clean-Up

- Clean tools immediately after use with xylene, toluene, or MEK.
- Do not allow epoxy to harden on equipment.

12. Storage & Shelf Life

- Store in a cool, dry warehouse at 10–30°C.
- Keep away from heat, moisture, and direct sunlight.
- Store in tightly sealed original containers.
- Shelf Life: 2 years (unopened and properly stored).



13. Precautions / Limitations

- Product yellows under UV exposure.
- Do not apply over curing membranes or sealers.
- Avoid over-application; thick coats may lead to improper curing.
- Flammable solvents—keep away from heat, sparks, or open flames.

14. Health & Safety

- Avoid inhalation of vapors—use organic vapor respirators.
- Avoid skin and eye contact; wear gloves, goggles, and protective clothing.
- Use only in well-ventilated areas.
- In case of skin contact, wash with soap and water.
- In case of eye contact, rinse immediately with clean water and seek medical attention.
- Do not ingest. If swallowed, seek medical assistance immediately.
- Refer to the Safety Data Sheet (SDS) for full health and safety guidelines.

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.

