



# BRICKFORM® UreMax WB™

## Water-Based Polyurethane Sealer (Interior Use or Exterior Anti-Graffiti Barrier)

### PRODUCT DESCRIPTION

BRICKFORM UreMax WB is a two-part, matte-finish, water-based polyurethane that forms a high-solids coating. BRICKFORM UreMax WB preserves and protects any above-grade concrete, masonry or stone. BRICKFORM UreMax WB is the most durable, chemical-resistant barrier coating of the BRICKFORM sealers, without the odor typically found in solvent-borne sealers. Formulated to seal and protect concrete and masonry that is subject to heaviest use conditions, BRICKFORM UreMax WB is chemically resistant and highly durable.

### USES AND BENEFITS

Brickform UreMax WB complies with the FDA US Food Code 6-101.11 for indoor construction materials when applied over flat, un-textured areas. The product, when applied according to the guidelines below, will provide a smooth, durable, non-absorptive, easily cleanable surface that meets the standard set forth in the FDA guideline for food service operations including food preparation areas.

Due to the nature of this water-based sealer, a high level of diligence and strict adherence to the guidelines is required in regard to mixing, application, and environmental awareness. Mixing ratios, surface moisture, and temperature at time of application play a large role in the integrity and long-term durability of this sealer. We strongly recommend sampling and testing this material prior to large-scale application.

BRICKFORM UreMax WB is an excellent coating for all interior architectural concrete surfaces.

This product is ideal for high-traffic areas like interior lobbies, food service areas and porte cochères. BRICKFORM UreMax WB is well-suited for concrete countertops. The product is compatible with all stone and masonry surfaces.

BRICKFORM UreMax WB will inhibit the passage of water or any other liquid, retard efflorescence, and will resist peeling, flaking, blistering or discoloring of properly prepared substrates. BRICKFORM UreMax WB inhibits the growth of mold and mildew.

BRICKFORM UreMax WB resists tire marking.

### PRIOR TO APPLICATION

Surface Preparation Guidelines for all Brickform Sealers

Surface preparation is the most important process when using any topically applied product available from Brickform. Brickform follows the surface preparation techniques recommended by the International Concrete Repair Institute outlined in its Guideline No. 03732 Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays. This Guideline is available at [icri.org](http://icri.org) and Brickform highly recommends obtaining a copy and thoroughly familiarizing yourself with the various processes for accurately preparing concrete slabs.

Unless noted in earlier sections of this Technical Information Sheet (TIS), the slab must be fully cured for this product to perform properly. Generally speaking, newly poured slabs must be at least 28 days old. The curing conditions including temperature and humidity have a dramatic effect on how

fast or slow the slab cures. Cooler conditions will slow the curing process and these factors must be considered when determining whether a slab has adequately cured for the installation of this product.

Surface preparation requirements are different for every slab and the installer must determine what process is appropriate for the slab they are working on. The recommended surface profile for Brickform sealers is a CSP 1 or CSP2 as defined by the Guideline 03732 mentioned above. The application area must be profiled and then thoroughly cleaned. All grease, oil, stains, stain residues, rust, sealers, waxes and the like must be completely removed prior to application of the product.

The use of Brickform E-Etch, a mild etching and cleaning solution, followed by Brickform's Neutra-Clean and clean water rinses may be appropriate for the slab. Please refer to the TIS for these Brickform products for proper use. See also the Brickform E-Etch video online at [www.brickform.com](http://www.brickform.com).

Acid etching with Muriatic (Hydrochloric) Acid solutions may be appropriate for slabs that require more aggressive etching and cleaning. Solutions as light as 1:20 (acid:water) to as heavy as 1:1 may be necessary depending on the slab finish. When acid washing, it is very important to protect surrounding areas from damage. Plant and animal life, certain finishes on houses, metals, and the like can all be negatively impacted if acid solutions are not used responsibly. Be sure and wear proper personal protective equipment when acid washing. Always pre-wet slabs that are to be acid washed and always neutralize the slab with Brickform's Neutra Clean following the acid wash. Do not allow acid solutions to dry on the slab as dried residues will prevent the sealer from bonding. See [www.brickform.com](http://www.brickform.com) for a video on How to Acid Wash Concrete.

Other mechanical techniques such as grinding, scarifying, shotblasting or sandblasting may be necessary to prepare the slab. See [www.brickform.com](http://www.brickform.com) for other surface preparation techniques using mechanical methods.

Old sealers and cure and seal products must be removed as well. Brickform's Strip-It is an alternative to mechanical methods for their removal. Please review the TIS for Strip It prior to using this product.

The application area must be completely clean and free of grease, oils, dirt, rust, waxes, and organic stains. Mechanical removal of these may prove aesthetically displeasing. There are a number of stain and wax removers and enzymatic cleaners available either commercially or via the internet that work well in these situations.

When using pressure washers to clean slabs, use equipment with a minimum of 3000 psi at 4 gallons per minute. Rotary floor scrubbers with black or red pads are effective for cleaning flat floors. When using rotary floor scrubbers on stamped slabs, nylon bristle brush attachments are necessary to reach imprinted areas effectively.

Once the slab has been profiled, all contaminants and potential bond breakers removed, and thoroughly cleaned, allow the slab to complete dry prior to application of the product.

NOTE: Brickform strongly recommends jobsite samples or mock ups with these products. Individuals who will be

performing the work should test different sections of the concrete to determine suitability, coverage, coverage rates and final appearance.

This product is not recommended for pre-sealed or dense surfaces such as glazed tile, marble or granite, dense brick, dense slate, or terrazzo. Dense, power trowelled concrete slabs MUST be properly profiled and cleaned for proper adhesion of this product. Properly prepared surfaces will readily absorb water. Water beading up or remaining on the surface indicates additional preparation and cleaning is required.

Do not use this product where hydrostatic pressure is present.

#### **APPLICATION TO NEW CONCRETE**

BRICKFORM UreMax WB should be applied only after concrete has fully cured, approximately 28 days. Warning! Do not apply BRICKFORM UreMax WB to fresh concrete.

1. Surface preparation: BRICKFORM UreMax WB is not recommended for application over surfaces previously painted or sealed with other sealers. When using this sealer, your surface must be structurally sound and clean—free of dirt, grime and other foreign substances like oils, silicones, all other waterproofing materials, form release agents, curing and parting compounds, and any sign of efflorescence. Surface also must be completely dry before application. If your surface is not clean or completely dry, the sealer may turn white or hazy, or the sealer may fail to form a proper film.
2. The following mixing instructions for BRICKFORM UreMax WB must be strictly adhered to. Add one part (by volume) BRICKFORM UreMax WB Part B (cure) to three parts BRICKFORM UreMax WB Part A (resin) in an open container. Mix well with mechanical mixer until thoroughly blended. BRICKFORM UreMax WB will initially turn white when mixed, but will dry clear after 4-8 hours, depending on application thickness, temperature and humidity. After mixing, let stand for 5 to 10 minutes (induction time) to allow mixed product to “relax.” Product will thin slightly and become easier to apply after induction time. DO NOT mix more sealer than can be used in a 30-minute period. Before BRICKFORM UreMax WB dries, clean up equipment and overspray.
3. Before applying product, test BRICKFORM UreMax WB in an inconspicuous area for desired results. For application questions, contact BRICKFORM.
4. BRICKFORM UreMax WB is best applied with a high-quality, 1/4-inch short nap roller.
5. If applying to extremely porous surface (like bead-blasted concrete), test a small amount of the sealer in an inconspicuous area to determine number of coats required for adequate coverage.
6. For adequate protection on porous surfaces, at least two coats should be applied. Use a high-quality, heavy nap roller, (1/2 inch or 3/4 inch) followed by a spiked roller. The second coat, or subsequent coat(s), must be applied within four to eight hours of the previous coat to ensure proper adhesion.
7. To achieve gloss, apply BRICKFORM Premium Acrylic Floor Finish and for an even higher gloss use a high speed buffer. Allow UreMax WB to cure 24 hours before applying BRICKFORM Premium Acrylic Floor Finish.

*For additional application information, please refer to Brickform Premium Acrylic Floor Finish Technical Information Sheet.*

#### **APPLICATION TO EXISTING OR OLD CONCRETE**

1. Surface preparation: BRICKFORM UreMax WB is not

recommended for application over surfaces previously painted or sealed with other sealers. As noted, when using BRICKFORM UreMax WB, your surface must be structurally sound and clean—free of dirt, debris and other foreign substances like oils, silicones, all other waterproofing materials, form release agents, curing and parting compounds, and any sign of efflorescence. Your surface must be thoroughly cleaned, rinsed and allowed to completely dry before application. If your surface is not clean or completely dry, the sealer may turn white or hazy, or the sealer may fail to form a proper film.

2. If stripping off old sealer is necessary, use BRICKFORM Strip-It.
3. To clean surface, use BRICKFORM E-Etch. (*Refer to E-Etch Technical Information Sheet for application instructions.*)
4. If applying over a previous application of BRICKFORM UreMax WB that is more than eight hours old, sand surface with a 120-grit sanding screen and clean with a neutral pH floor cleaner. Rinse thoroughly and allow surface to dry before application.
5. After cleaning and testing surface, follow application listed in the “Application to New Concrete” section.

#### **LIMITATIONS**

- Do not apply BRICKFORM UreMax WB if the surface or ambient temperature is below 45 °F, above 95 °F, or if the temperature is expected to fall below freezing (32 °F) within the 24-hour curing cycle.
- Failure to remove dirt and debris from the surface or failure to properly clean the surface before application will result in poor adhesion.
- DO NOT mix more sealer than can be used in a 30-minute period. Pot life is 60 minutes.
- Do not over apply BRICKFORM UreMax WB (example: at a rate of 100-200 s.f./gallon). This may cause bubbling or foaming in the finish coat, creating a white, hazy appearance.

#### **COVERAGE RATE AND DRYING TIMES**

Coverage rates may vary depending on the texture, age and condition of the concrete, the application method, and other local conditions. We recommend applying two coats of BRICKFORM UreMax WB.

- Smooth Finish – Material usage is 400–600 square feet per gallon/coat.
- Rough or Broom Finish – Material usage is 350–500 square feet per gallon/coat. Drying times will vary depending on surface porosity, temperature, humidity and local conditions.
- Recoat – Surface can be recoated four to eight hours after each application.
- Light traffic – light traffic can be allowed 24 hours after final coat.
- Vehicle traffic – Vehicle traffic can be allowed one to two days after final coat, depending on temperature.

#### **PACKAGING**

BRICKFORM UreMax WB is available in 1- and 4-gallon units.

#### **SHELF LIFE AND STORAGE**

BRICKFORM UreMax WB has a shelf life of 36 months. Store product indoors, away from heat or direct sunlight. Do not allow product to freeze.

**APPLICABLE STANDARDS**

BRICKFORM UreMax WB complies with the following regulations and requirements:

ASTM D2047 – exceeds slip-resistance requirements

ASTM D523 for gloss (BRICKFORM UreMax WB is 10)

BRICKFORM UreMax WB conforms to all California air quality requirements

LEED Qualified

**TECHNICAL DATA**

*Please refer to the corresponding MSDS for hazard-related information.*

Color.....	Liquid, clear
Odor .....	Mild
Solids Content.....	51%
Specific Gravity .....	1.07 when mixed
Density.....	8.9 pounds per gallon when mixed
Flash Point.....	200 °F (93.3 °C)
VOC Content .....	Less than 50 grams per liter
Mix Ratio .....	3:1 by volume
Viscosity .....	50-100 cps.
Exterior Durability.....	Excellent
Water Resistance .....	Excellent
Chemical Resistance.....	Very good

**PRODUCT HANDLING**

For complete instructions on handling and use, consult the corresponding Material Safety Data Sheets before using product.

**WARRANTY**

This product is not intended for public use and is intended for use by licensed contractors and installers, experienced and trained in the use of these products. It is warranted to be of uniform quality, within manufacturing tolerances. The manufacturer has no control over the use of this product, therefore, no warranty, expressed or implied, is or can be made either as to the effects or results of such use. In any case, the manufacturer's obligations shall be limited to refunding the purchase price or replacing material proven defective. The end user shall be responsible for determining product's suitability and assumes all risks and liability.