SAFETY-SEAL 100 & 400 VOC

PRODUCT DESCRIPTION

Brickform Safety-Seal is a premium, solvent-based sealer that protects concrete surfaces from stains and mildew while adding a slip-resistant surface. Safety-Seal is ideal for properly prepared commercial or residential applications where water or moister can accumulate.

USES

- Colored and uncolored concrete
- Stamped concrete
- Stone and masonry surfaces
- Driveways, walkways, stairs, and concrete pools decks

FEATURES

- 20% Solids
- Stain and oil resistant
- UV Resistant
- Protects against de-icing salts.
- Dries to a low sheen
- Color enhancing
- Dries clear/ Non-yellowing
- Slip-Resistant Additive
- Reduces alkali/efflorescence attack
- Prevents mildew and fungi

COVERAGE RATES AND PACKAGING

- Available in 5 gal (18.92 L) containers
- Approx. 200 ft2 (18.75 m2) to 300 ft2 (27.87 m2) per gal depending on porosity of the surface.

STORAGE & SHELF LIFE

- Store in a dry, safe place with containers tightly sealed.
- Shelf life is approximately 36 months.

USE & APPLICATION

PRECAUTIONS:

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.

- Safety-Seal should be applied when the air temperature is between 50°F (10°C) and 85°F (29.5°C). Applying the sealer at temperatures above 85°F (29.5°C) will cause the solvent to evaporate too quickly and not allow the film to form properly. Inadequate film formation results in bubbling, blushing (whitish haze), flaking, and adhesion failure over time. At temperatures below 50°F (10°C) the film may not cure properly resulting in less gloss development, hazing, and a softer, less durable sealer. Do not apply on rainy or foggy days. Excess moisture will not allow the sealer to dry properly.
- Direct sunlight and windy conditions during application will also affect how the sealer dries. If the outer surface of the product dries too fast, a film will form that does not allow the solvent below to escape properly. This condition can also cause bubbling and/or hazing. These problems can develop within minutes or hours of the application of the sealer. Over-application of sealer can result in similar conditions. When applying Safety-Seal in hot weather, spray the product on in multiple, light applications at a targeted rate of 300 sq ft per gal (7.36 m 2 / L). 2-3 light coats is better than one heavy coat. If possible, apply early or late in the day when temperatures are cooler.

- Apply in thin coats, only on surfaces textured for slip resistance. If applied too heavily or applied to dense surfaces, the sealer may become slippery, especially in areas where water accumulates. Heavy application may also result in bubbling and coating imperfections. 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 troweled 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.

PREPARATION:

- 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. 310.2R Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays. This Guideline is available at 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 310.2R mentioned above. The application area must be profiled and then thoroughly cleaned. All grease, oil, stains, stain residues,

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rust, sealers, waxes and the like must be completely removed prior to application of the product. 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.

- The use of Brickform E-Etch, a mild etching and cleaning solution, followed by Brickform's NeutraClean 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.
- 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 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 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.
- 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.

APPLICATION:

Be sure to protect surrounding area from overspray. Use BRICKFORM Safety-Seal full strength, DO NOT THIN. Apply 2-3 light, even coats with an acetone resistant sprayer with a Brickform Precision Tip at approximately 300 square feet (27.87 m2) per gallon, maintain a wet edge, avoid heavy spray and puddling. Immediately back roll excess material with a solvent resistant nap roller before the product dries. If using a roller to apply sealer, be careful to apply in thin coats, maintain a wet edge, and do not allow the sealer to puddle. Allow the sealer to become tack free prior to applying additional coats. It is recommended that foot traffic remain off the finished sealed surface for 24 hours. For heavy traffic, allow 72 hours for curing.

MAINTENANCE

The sealed surface should be inspected periodically for areas of thin or traffic-worn sealer. Brickform recommends the reapplication of Safety-Seal as needed. If traces of efflorescence are present, this should first be eliminated with a gentle cleaner such as BRICKFORM E-Etch.

RECOMMENDED TOOLS & CLEAN UP

- Swissmex Acetone Pump Sprayer
- Brickform Precision Tip
- Solvent resistant nap roller & brush

CLEAN UP:

Clean tools and equipment with Acetone.

COMPLEMENTARY PRODUCTS

- E-Etch- Cleaning and etching agent, efflorescence removal
- Neutra Clean – Cleaning and neutralizing agent

SAFETY & PRECAUTIONS

KEEP OUT OF REACH OF CHILDREN. Before using or handling, read the Safety Data Sheet and Warranty. DO NOT TAKE INTERNALLY. Do not breathe vapors or mist. Use only with adequate ventilation and use a respirator when levels are above applicable limits. Avoid contact with skin and eyes. Close container after each use. Use good hygiene when handling this product and wash and bathe after each use. Be sure to wash clothing after each use

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.

ORDER SPECIFICATIONS:

Product – Safety-Seal (100 & 400 VOC)

For more information go to:
solomoncolors.com or brickform.com

INFORMATION

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