



Your Single Source For Innovative Architectural Concrete Solutions

BOMANITE ULTRA SEAL 100 VOC

Technical Bulletin and Application Guideline

Bomanite Ultra Seal 100 VOC is a high-quality, solvent-based acrylic sealer designed to permanently seal concrete and masonry surfaces. Treatment with Bomanite Ultra Seal 100 VOC provides a non-yellowing, medium to high gloss finish that will protect the surface from water, dust, stains and dirt. Bomanite Ultra Seal 100 VOC may be used on new and existing exterior surfaces. When applied according to directions, Bomanite Ultra Seal 100 VOC will enhance concrete, terrazzo, masonry or similar surfaces (especially colored concrete surfaces).

Bomanite Ultra Seal 100 VOC is formulated with specialty solvents and additives to lower its VOC content to < 80g/l. Compliant in all states including the California SCAQMD. Appropriate as a solvent-based exterior concrete sealer for use on LEED rated projects.

FEATURES AND BENEFITS:

- Enhances decorative concrete
- < 80 g/l VOC
- Improves freeze-thaw resistance
- Improves durability of new or existing surfaces
- Lowers maintenance costs
- Repels contaminants

GENERAL INFORMATION:

Colors

Clear and tinted. Bomanite Ultra Seal 100 VOC can be tinted using a Bomanite Solvent-Based Tint Concentrate. Refer to any Bomanite Color Chart. Custom colors are also available. Contact Bomanite Technical Services for color options.

NOTE: Tints may vary slightly from batch to batch. Be sure to order enough tinted material initially to complete a specific job. Consult the appropriate Bomanite literature for applicable products.

Coverage Rate

Material usage, per coat, is approximately 250-400 square feet per gallon for textured surfaces and 300-500 square feet per gallon for smooth finish. Actual coverage may vary depending on type, age and condition of concrete, application method and other local conditions.

Contact your Bomanite Custom Polishing Licensed Contractor for coverage rates specific to your job.

Packaging

Bomanite Ultra Seal 100 VOC is available in 5-gallon units.

Storage and Shelf Life

Approximately one year if stored indoors, away from heat, direct sunlight or sources of ignition. Do not allow product to freeze.

Product Data

Odor	Sweet
Solids.....	25%
Flash Point.....	-4 °F

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VOC.....	Less than 80 grams/liter
Safety.....	Exceeds slip resistance requirements (ASTM D2047)
Drying Times will vary depending on temperature, humidity and surface porosity.	
Set To Touch.....	30-60 minutes after application
Recoat.....	2 to 4 hours after each application
Light Traffic.....	24 hours after final coat
Vehicular Traffic.....	24-48 hours after final coat (depending on temperature)

Before Any Application

1. When using Bomanite Ultra Seal 100 VOC, the surface must be clean and completely dry before application. If the surface is not clean or completely dry, the sealer may turn white or hazy, or the sealer may fail to form a proper film. If excessive moisture in the concrete is suspected, contact The Bomanite Company for technical assistance before applying this product.
2. Before applying product to new or existing concrete, test Bomanite Ultra Seal 100 VOC in an inconspicuous area until desired results are achieved. For any questions regarding application, contact The Bomanite Company.

Application to New Concrete

Warning: DO NOT THIN PRODUCT. Do not apply any Bomanite Solvent-Based Sealer to fresh concrete. These sealers are not curing compounds. Allow at least 7 days for concrete to cure or at a very minimum, wait until the concrete has reached a uniform color. For optimum results, allow concrete to cure for 28 days or longer.

1. The surface should be completely clean and dry before application. For cleaning, use 2 ounces of Bomanite Concrete Degreaser & Neutralizer per gallon of water.
2. This sealer should be applied undiluted with a high-quality pump-up or airless sprayer.
3. Important: When applying Bomanite Ultra Seal 100 VOC, do not allow the sealer to puddle. Apply the sealer uniformly. Maintain a wet edge. Multiple thin applications will give better results than a single, heavy application.
4. Two light coats of this sealer, at the recommended coverage rate, are usually sufficient to seal and protect. However, for increased gloss, durability and extra protection, apply additional coats after initial coats are dry.

Application to Existing or Old Concrete

1. Surface must be thoroughly cleaned, rinsed and allowed to dry. To clean the surface, use one part Bomanite Concrete Degreaser & Neutralizer to eight parts water. On smooth surfaces, scrub in with an automatic scrubber or use a low-speed buffer equipped with scrubbing pads or brushes. After scrubbing surface, use a mop and ringer bucket with clean water to rinse the surface of remaining residue. On rough surfaces or textured concrete, use the same equipment as with smooth surfaces but rinse with pressured water.
2. If applying Bomanite Ultra Seal 100 VOC over old lacquer or sealer, or applying to existing concrete, paint or other coating, test prior to application in an inconspicuous area to ensure compatibility. Sealer that is loose or flaking should be removed mechanically, or chemically and/or with the use of a high-pressure washer. For any questions regarding surface of existing concrete, contact The Bomanite Company.
3. After cleaning and testing surface, follow application steps listed above in the "Before Any Application" and "Application to New Concrete" sections.

Surface Treatment

For areas where oil spills may occur, such as parking garages and driveways, use Bomanite Ultra Seal 100 VOC according to application directions as stated above. Bomanite Solvent-Based Sealers will resist oil stains initially upon contact.

Note: If oil is left on the surface for an extended period of time or if the oil is not properly cleaned up, the oil may penetrate the sealer as well as the concrete. Should oil penetrate the sealer, that area can be degreased with Bomanite Concrete Degreaser & Neutralizer and recoated with this sealer.

Cautions

- Keep out of reach of children.
- Avoid contact with eyes. Wear suitable protective eyewear. Flush eyes with large quantities of water.
- Avoid prolonged or repeated contact with skin. Wear suitable gloves and protective clothing. Wash exposed skin with soap and water.
- Do not breathe dust. In case of insufficient ventilation, wear suitable respiratory equipment. If breathing is difficult, move person to fresh air.
- Wash soiled clothing before reuse.

For Best Performance/Limitations

- This product is highly flammable.
- Keep away from heat, sparks and flames. Vapors may cause flash fire. Do not smoke. Extinguish all flames and pilot lights, and turn off stoves, heaters electric motors and other sources of ignition during use and until all vapors are gone. Use only with adequate ventilation.
- Use on interior concrete: If used on interior concrete, ensure adequate ventilation and block all HVAC ventilation ducts which may distribute solvent odor.
- Do not breathe vapors. Ensure fresh air entry during application and drying.
- Prevent vapor buildup by opening all windows and doors to achieve cross-ventilation. Use only with adequate ventilation.
- Do not apply when concrete surfaces or ambient temperatures are below 40 °F and above 90 °F.
- If solvent odor is objectionable, the use of a water-based, low odor product, such as Bomanite HydroLock, may be preferred.
- Bomanite Ultra Seal 100 VOC will protect concrete from dusting and soiling if applied properly and evenly and with adequate film thickness and sufficient coverage as outlined in the application directions. Insufficient number of coats when applying this sealer will result in inadequate protection for the concrete.
- Failure to remove dirt and debris from the surface or failure to properly clean the surface will result in improper adhesion, premature wear and will impair overall performance of this product.
- Adhesive-backed tape (such as duct-tape) left on a Bomanite Solvent-Based Sealer over an extended period of time will create a chemical "weld" between the tape and the sealed substrate. If this happens, the sealer may be subject to delaminating. Delaminating can also occur when plastic or synthetic rubber mats are placed on the surface and left undisturbed over extended periods and when rubber tires on the sealed surface have been exposed to heat.

Warranty

This product is warranted to be of uniform quality within manufacturing tolerances. Since control is not exercised over its use, no warranty, expressed or implied, is made as to the effects of such use. Seller and manufacturer obligations under this warranty shall be limited to refunding the purchase price of that portion of the material proven to be defective. The user assumes all other risks and liabilities resulting from the use of this product. If you have any questions, please contact The Bomanite Company.

Additional product information, technical bulletins and specifications are available online at www.bomanite.com or through one of our Bomanite Licensed Contractors. For additional assistance with specifications or technical issues, contact The Bomanite Company.