

Sealoflex Ultima

Revolutionise roofing with Sealoflex Ultima:
A highly versatile liquid waterproofing system



Part of **BMI**

icopal



Sealoflex is part of our leading flat roofing portfolio brand Icopal. At Icopal we innovate to offer you different waterproofing solutions designed to unlock the potential of your flat roof.

Sealoflex Ultima is the next generation of liquid applied waterproofing. A single-component waterproof coating that can be used straight from the tin, Ultima Waterproof Coating is solvent free and does not contain any Volatile Organic Compounds (VOC).

A modified polyurethane (PU), Sealoflex Ultima is a low odour and cold applied system that minimises disruption to both the installers and building occupants during the application process. It is moisture curing and applied in one operation, making it quick to install and easy to use.

Sealoflex Ultima can be applied as a complete roof solution or for use at detailing. The Ultima Liquid Applied Waterproofing System can be used in refurbishment and new build projects.

There are two Sealoflex system variations available: Standard and Premium. The Sealoflex Ultima **Standard System** features a 110g polyester reinforcement, while the Sealoflex Ultima **Premium System** includes a 160g polyester reinforcement. The standard system can achieve a 15-year product or system guarantee, whilst the premium system option offers up to a 25-year product or system guarantee, depending on the system specification and installation by a trained BMI Approved Contractor.



System guarantees are only available to trained and approved Sealoflex Ultima installers.



Unlock the potential of your roof with Sealoflex Ultima, the next generation in Liquid Applied Waterproofing.



Key benefits

Waterproof Coating is solvent and VOC free - 100% non hazardous

Free of VOC's

Waterproof coating is solvent and VOC free - 100% non hazardous

Single-component

Single-component waterproof coating ready to use straight from the tin

Low odour

Very low odour - minimal impact to installers

Fast installation

Wet-on-wet application - fast installation - minimising impact to building occupants

Minimal wastage

Resealable containers - permitting future re-use

Standard and Premium membranes

15 and 25 year guarantees available

Versatile

Versatile - suitable to be applied to a wide range of substrates

Highly aesthetic

Choose from Anthracite or Mid-Grey

UK manufactured

Designed and manufactured in the UK to meet project demands

System overview

Sealoflex Ultima Waterproof Coating is a single-component resin that delivers complete flexibility, is highly durable and can be applied to a wide range of substrates.

The system is ideal for both new build and refurbishment projects, especially in roof spaces characterised by intricate geometries and multiple penetrations.

WATERPROOF COATING

Available in Anthracite or Mid-Grey



Anthracite RAL 7013 Mid-Grey RAL 7005

REINFORCEMENT LAYER

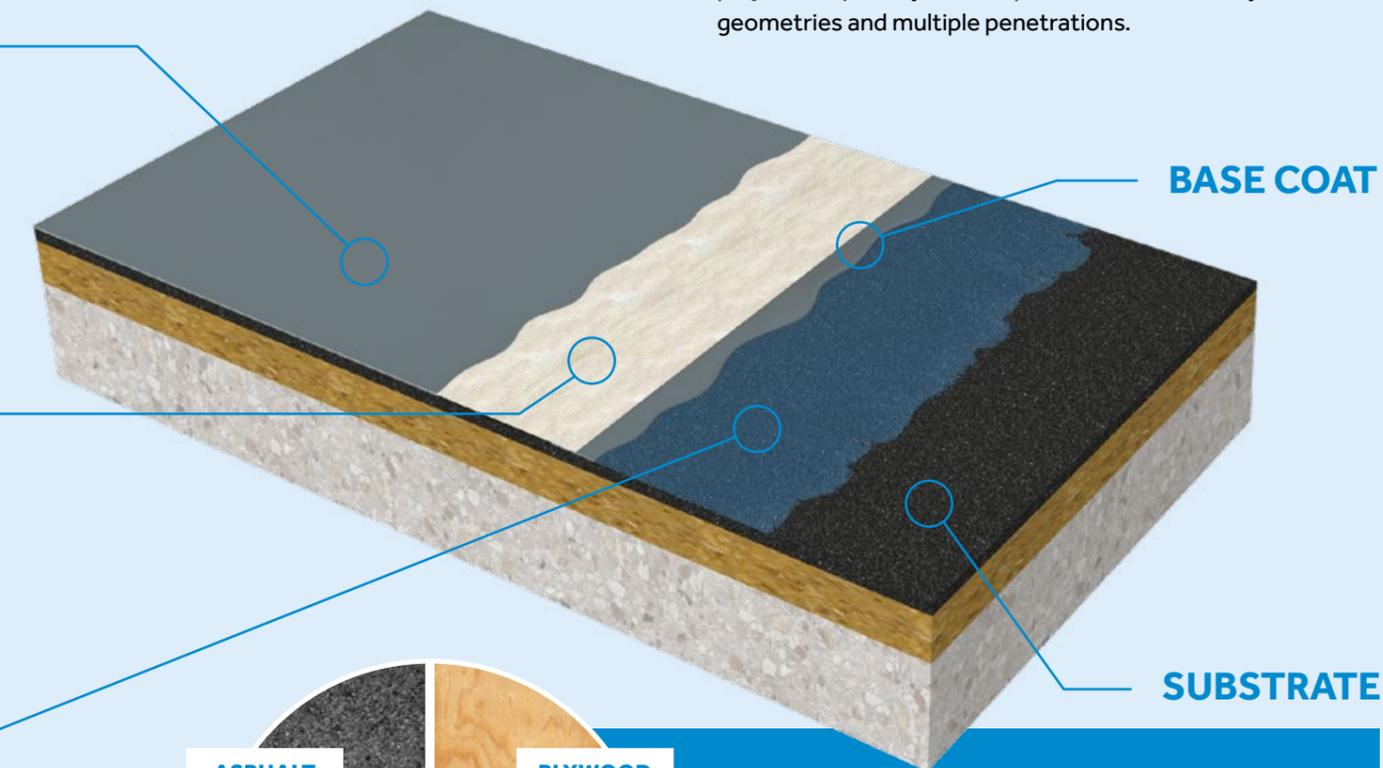
Liquid membrane available in standard and premium options.

Reinforcement weights:

- Standard - 110g
- Premium - 160g

PRIMER

Range of primers manufactured to unique compositions for various substrates



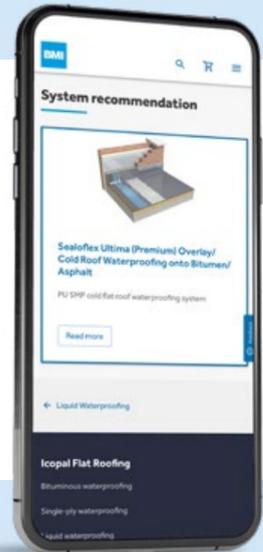
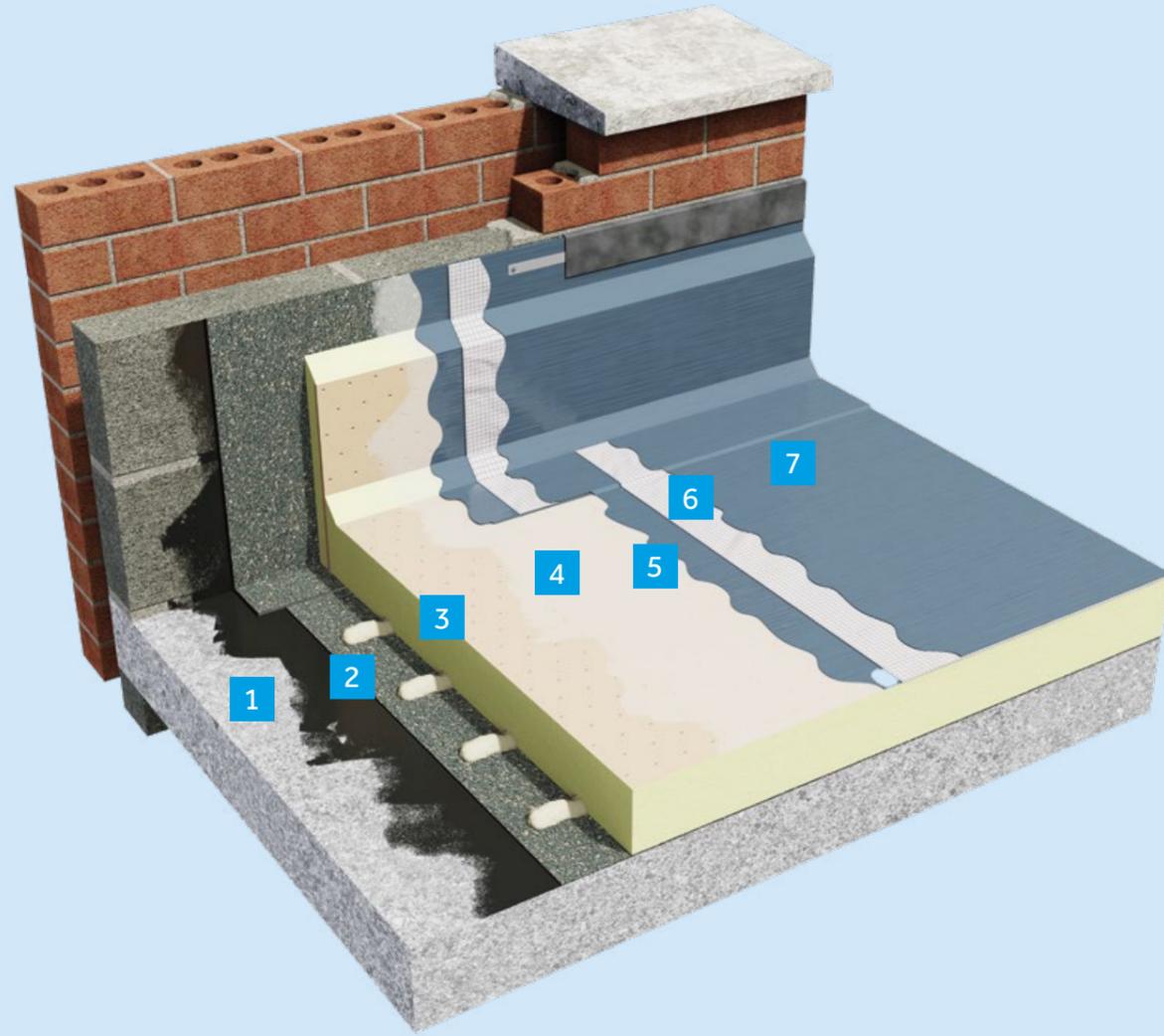
VERSATILE

Can be applied to a wide range of substrates including bitumen, asphalt, synthetics, concrete, metals and plywood/OSB

* In warm roof applications Icopal recommends the use of Thermazone Insulation boards as part of a built-up system. Please contact Icopal Technical Services Department for further information.

Example Sealoflex Ultima system

- 1 Concrete Substrate
- 2 TorchSafe TA VCL Sanded
- 3 Thermazone Roofboard
- 4 Sealoflex Ultima EP1 Primer
- 5 Sealoflex Ultima Waterproof Coating - base coat
- 6 Sealoflex Ultima Reinforcing Fabric
- 7 Sealoflex Ultima Waterproof Coating - top coat



Have you tried the Sealoflex system selector online?



Sealoflex Ultima has been independently site and laboratory tested by the British Board of Agrément and awarded BBA certificate number 15/5229.



Sealoflex Ultima liquid applied waterproofing systems are B_{ROOF} (t4) classified. Contact Icopal's Technical Services department for compliant system information.



Training

We provide hands-on and virtual training in our Sealoflex liquid waterproofing systems.

The BMI Academy is a world class facility unique amongst roofing manufacturers in offering both flat and pitched training. We only employ qualified trainers to ensure the quality and structure of our training courses are second to none. We work closely with industry partners such as NFRC and LRWA to ensure that our content meets the very latest technical standards. We have a wide range of training courses and CPDs available to book on request, please visit our website for more information.

To book a training course in Sealoflex Ultima please contact the BMI Academy and quote course code: FE002. This hands-on one day course will take you through the techniques required to install this liquid waterproofing system.

BMI Academy
Contact: bmitraininguk@bmigroup.com

For more information about our full range of training courses available please visit our website: bmigroup.com/uk

A world of support

Sealoflex Ultima is enhanced by a wide range of flat roofing services and technical support

- Comprehensive roof surveys
- Condition reports
- Tapered insulation design
- Refurb and new build specification writing services
- Drainage calculations
- U Value calculations
- Wind load calculations
- Training - we offer hands on and virtual training in our Sealoflex Ultima system
- Online Sealoflex system selector
- Approved contractor network available

Comprehensive roof surveys

Our moisture mapping services enables us to highlight specific areas of the roof that are subject to moisture ingress.

This means that we can provide a precise recommendation that identifies the priority areas of the roof for refurbishment and creates a bespoke specification of work that considers the whole roof area - ensuring the future performance of your building.



A system guarantee of up to 25 years is available on Sealoflex Ultima when installed by an approved and trained contractor.

Why Sealoflex Ultima is the ultimate choice

FEATURE	BENEFIT	Modified PU system	Typical 1K PU system	Typical 2K PU system	GRP
User Friendly					
Waterproof Coating is free of hazardous components	Reduced risk in use / tins without hazard pictograms - reduce risk of storage and transport	✓	✗	✗	✗
Very low odour	Reduced impact on installers and building occupants	✓	✗	✓	✗
Single-component waterproof coating - applied straight from the tin	No requirement to mix additional components	✓	✓	✗	✗
Tins can be re-sealed if only a small amount is used	Unused coating can be saved for future use reducing waste and cost	✓	✓	✗	✗
Re-coatability	Coating coverage can be topped up without additional surface activator	✓	✗	✗	✗
Performance					
Root retardant	Systems compatible for installation beneath green roofs - tested in accordance with EN13948	✓	✗	✓	✓
UV Resistant	Suitable for exposed applications	✓	✓	✓	✓
Versatility					
Substrate compatibility	Compatible with a wide range of substrates including bitumen, asphalt, concrete, profiled metal, synthetics and plywood/OSB	✓	✗	✗	✗
High aesthetic appeal	Available in Anthracite and Mid-Grey to match other roofing components.	✓	✗	✗	✓

*A number of cold liquid products have been considered for the analysis reflected in this table, however exceptions might exist and therefore some statements may not be accurate for all and every product in the market

Additionally Sealoflex Ultima Benefits From		
BBA	Agrément Certificate 15/5229	✓
BroofT4	Tested to CEN/TS 1187:2012 Test 4, and classified to BS EN 13501-5:2016	✓
EPD	Sealoflex Ultima Liquid Applied Waterproofing System has been awarded an Environmental Product Declaration (EPD) MRPI Registration: 1.1.00531.2024	✓
Service Provision		
Specification and Design support	Comprehensive specification writing service available	✓
NBS Chorus	NBS format specification writing service available	✓
Guaranteed	Up to 25 year Guarantee available	✓

Sealoflex Ultima system components

Product Name	Code	Size	Minimum Consumption	Description
Substrate Primers				
Sealoflex Ultima Bitumen Primer	10001272	4L	0.3L per m ²	Surface primer for bitumen and asphalt
Sealoflex Ultima Bitumen Primer	10001273	20L	0.3L per m ²	Surface primer for bitumen and asphalt
Sealoflex Ultima EP1 Primer	10001274	4L	0.1L per m ²	Surface Primer for plywood, OSB, close boarded timber and PVC single ply membrane
Sealoflex Ultima EP1 Primer	10001275	20L	0.1L per m ²	Surface Primer for plywood, OSB, close boarded timber and PVC single ply membrane
S/Flex Ultima Concrete Primer	20000785	10L	0.5kg per m ²	Surface primer for concrete / cementitious
Sealoflex Ultima TPO Primer	20000786	1L	0.1L per m ²	Surface primer for TPO/FPO single ply membranes
Waterproof Coating				
S/Flex Ultima W/Proof Coating Anth	11000376	4L	Standard system 1.4L per m ² (2.1kg per m ²)	Standard system coating detail: Base Coat (2/3) --> 0.9 ltr / m ² (1.4 kg/m ²) Top Coat (1/3) --> 0.5 ltr / m ² (0.7 kg/m ²) Modified Polyurethane Waterproof Coating
S/Flex Ultima W/Proof Coating Anth	11000272	15L		Modified Polyurethane Waterproof Coating
S/Flex Ultima W/Proof Coating Grey	10001276	4L	Premium system 2.1L per m ² (3.2kg per m ²)*	Premium system coating detail: Base Coat (2/3) --> 1.4 ltr / m ² (2.1 kg/m ²) Top Coat (1/3) --> 0.7 ltr / m ² (1.1 kg/m ²) Modified Polyurethane Waterproof Coating
S/Flex Ultima W/Proof Coating Grey	10001277	15L		Modified Polyurethane Waterproof Coating
Reinforcements				
Sealoflex Ultima Premium Fabric 1x50m	10026322	1x50m	50m ²	160g Polyester Reinforcement
Sealoflex Ultima Premium Fabric 0.25x50m	10032366	0.25x50m	12.5m ²	160g Polyester Reinforcement
Sealoflex Ultima Premium Fabric 0.10x50m	10026323	0.10x50m	5m ²	160g Polyester Reinforcement
Sealoflex Ultima Standard Fabric 1x50m	10032398	1x50m	50m ²	110g Polyester Reinforcement
Sealoflex Ultima Standard Fabric 0.25x50m	10032397	0.25x50m	12.5m ²	110g Polyester Reinforcement
Sealoflex Ultima Standard Fabric 0.10x50m	10032396	0.10x50m	5m ²	110g Polyester Reinforcement
Surface Finish				
Sealoflex Ultima Wearcoat Clear	10001280	4L	0.3L per m ²	Transparent sealing coat above colour quartz
Sealoflex Ultima Wearcoat Clear	10001281	20L	0.3L per m ²	Transparent sealing coat above colour quartz
Sealoflex Ultima Colour Quartz	20000788	25kg	3-5kg per m ²	Black/Grey 0.4 - 0.8mm quartz



Amid the pressures and complexities of construction, life never stops. Nor should your roofing project. That's why a little fluid thinking goes a long way.

Sealoflex Ultima; for life in full flow

Sealoflex Ultima

Visit our website
to get in touch
about Sealoflex
flat roof systems



For further information and to ensure you are using the most up-to-date version of all BMI Documentation please visit www.bmigroup.com/uk or contact the BMI Technical Services Team.

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