



PC Sealcoat® MP

High-Performance Hybrid Micro silicate Polyurea Waterproofing & Anti-Corrosion Coating

PC Sealcoat® MP is a high-performance micro-silicate polyurea designed to deliver long-lasting, seamless waterproofing. It forms a durable, elastic, monolithic membrane without joints or seams, providing reliable protection over time. Engineered for industrial metal roofs and metal surfaces, it is also compatible with concrete and marine structures exposed to chemicals, acids, alkalis, and salt contamination. PC Sealcoat® MP offers excellent adhesion to diverse substrates, including concrete, metal, tiles, insulation foam, and asphalt membranes. Cold-applied and self-leveling, it achieves high film thickness in a single coat, making it ideal for both new construction and refurbishment projects that demand rapid return to service and enduring performance.

FEATURES AND BENEFITS

- Seamless and joint-free waterproofing membrane
- Fast curing with early service ability
- Cold applied – no heat or flame required
- Solvent, alkali, acid, corrosion resistance
- Highly elastic with excellent crack-bridging ability
- Strong adhesion to concrete & metal substrates
- High mechanical strength and durability
- Maintains performance at both low and high temperatures
- Can achieve required thickness in a single coat

APPLICATION PROCESS

PC Sealcoat® MP is supplied as a pre-measured two-component system to ensure correct mixing ratios. Both components should be conditioned to approximately room temperature before mixing. The first component should be mixed slowly using a mechanical mixer to achieve a uniform consistency without introducing air. The second component is then added gradually, and the combined mixture is mixed at low speed until a homogeneous material is obtained. The sides and bottom of the container should be scraped during mixing to ensure complete blending.

After mixing, the material must be applied immediately. The mixed product is poured onto the prepared and primed surface and spread evenly using a notched trowel, spreader, or roller. For improved surface finish and uniform thickness, spiked shoes and a spiked roller may be used. The membrane cures rapidly, and the final curing time depends on ambient temperature, substrate temperature, and material temperature. In most cases, the required membrane thickness can be achieved in a single coat. **If a second coat is required**, it should be applied within the recommended recoat window after the first layer becomes touch dry. Once fully cured, PC Sealcoat® MP forms a durable, elastic, and waterproof membrane ready for service.

CONSUMPTION

The consumption of PC Sealcoat® MP depends on the condition of the substrate, surface porosity, application method, and the required membrane thickness. The recommended standard application thickness is approximately 1.5 to 2.0 mm. At this thickness, the average material consumption is around 1.2 kg per square meter per millimeter of thickness. Actual consumption may vary depending on surface roughness, absorption of the substrate, ambient temperature, and application technique. For accurate estimation, a site trial is recommended prior to large-scale application.

USE

- Metal roofing for industrial structures, including sheds, factories, and warehouses
- Storage facilities required acid and alkali-resistance
- Roofing solutions for terraces, balconies, and verandas
- Roofing systems designed for heat, UV, steam, and vapor facilities
- Applications for bathrooms, kitchens, and other wet areas
- Swimming pools, water park, chemicals production plants
- Surfaces utilizing polyurethane insulation foam
- Maintenance and upgrades for existing asphalt membrane systems

SURFACE PREPARATION

Proper surface preparation is essential for the long-term performance of PC Sealcoat® MP. All substrates must be fully cured, structurally sound, clean, dry, and free from dust, oil, grease, curing compounds, laitance, or any contaminants that may affect adhesion. Weak or loose materials must be removed mechanically. Surface irregularities, cracks, voids, and honeycombs should be repaired and levelled using suitable repair materials prior to application.

Priming is critical to ensure strong adhesion and to prevent air entrapment or outgassing. The choice of primer should be based on the type of substrate and its moisture condition. Porous, absorbent, or uneven concrete surfaces must be primed thoroughly before applying PC Sealcoat® MP. Metal surfaces should be mechanically prepared, preferably by abrasive blasting, to create a clean and roughened surface. Ceramic or tiled surfaces must be stable, with no loose tiles or empty joints, which should be properly filled before priming.

PRODUCT INFORMATION

Property	Description
Packaging	Supplied as a two-component set (Component A 20kg & Component B 1.6kg) in pre-measured packs
Storage Conditions	Store in a cool, dry place between +10°C and +30°C, protected from direct sunlight and moisture
Shelf Life	12 months from date of manufacture when stored in original, unopened packaging
Colour	Grey (standard); other colours available on request

PRODUCT PROPERTIES

Liquid Properties

Property	Unit	Component A	Component B
Chemical Nature	-	Isocyanate prepolymer	Polysilicate blend
Physical State	-	Liquid	Liquid
Viscosity (at 25°C)	cP	5,500 - 7,000	400 - 450
Density (at 25°C)	g/cm³	1.16 ± 0.03	1.19 ± 0.03
Non-Volatile Content	%	100	100

Mixed Material Properties

Property	Unit	Value
Viscosity (at 25°C)	cP	7,500 - 8,500
Density (at 25°C)	g/cm³	1.17 ± 0.03
Mixing Ratio (by weight)	-	100:8 (A:B)

Technical Information

Property	Test Standard	Unit / Method	Typical Performance / Requirement
Tensile Strength	ASTM D412	MPa	≥ 6
Elongation at Failure	ASTM D412	%	≥ 450
Tear Strength	ASTM D624	N/mm	≥ 30
Bond Strength	ASTM D4541	MPa	≥ 5
Permeability to Liquid Water	ASTM E96	MPa, min	0.3 MPa, 120 min
Capillary Water Absorption	EN 1062-3	%	≤ 0.05
Thermal Aging	ASTM D3045	No cracking / swelling	No cracking, no swelling
Exposure to Artificial Atmospheric Agents	ASTM G154	No cracking / swelling	No cracking, no swelling
Volume Solids	ASTM D2697	%	85
Theoretical Spreading Rate	Calculated from density & solids	kg/m²	1.5
Recommended Dry Film Thickness	Coating spec	mm	0.5-1
Tack-free Time	ASTM D1640	hours	≤ 12
Overcoat Interval	Manufacturer specification	hours	4-48
Application Temperature		°C	-5 to 50

SAFETY

Wear protective gear with PC Sealcoat® MP. Avoid vapors and contact with skin and eyes. Use gloves, clothing, and eyewear. Work in ventilated areas. Keep containers closed, away from heat, sparks, and flames. Store out of children's reach. Follow safety guidelines.

CLEANING

Clean tools and equipment immediately after use with a solvent before the material cures. Once PC Sealcoat® MP sets, removal requires mechanical methods. Prompt cleaning is advised to maintain performance and extend tool life.



All technical data in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

The information, particularly the recommendations relating to the application and end-use of PC-WC products, are given in good faith based on PC-WC's current knowledge and experience of the products when properly stored, handled and applied under normal conditions by PC-WC recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or any other advice offered. The user must test the product's suitability for the intended application and purpose. PC-WC Global FZ-LLC reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Our technical assistance is at the disposal of the users. Consult the latest update of the technical data sheet on our website www.pc-wc.com



PC-WC GLOBAL FZ-LLC

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