



# BRICKFORM® Safety-Seal™

Slip-Resistant Sealer - 100 VOC

**BRICKFORM Safety-Seal is a premium, lacquer-based sealer that protects concrete surfaces from stains and mildew. Designed to be slip-resistant, BRICKFORM Safety-Seal is ideal for properly prepared commercial or residential applications. BRICKFORM Safety-Seal dries to a beautiful satin finish that is resistant to UV radiation.**

## FEATURES

- Lacquer Based
- Dries To A Low Sheen Finish
- Interior/Exterior Use
- Micronized Slip-Resistant Additive
- 19% Solids Content

**PRODUCT DESCRIPTION** • BRICKFORM Safety-Seal is a high-solids, acrylic coating designed to protect concrete, masonry, and tile surfaces. BRICKFORM Safety-Seal protects garage floors and driveways from oil stains. Patios and barbecue areas are protected from food and grease stains. BRICKFORM Safety-Seal virtually eliminates concrete dusting and is ideal in areas of freeze-thaw. This super-tough film is incredibly durable and will actually harden old, deteriorating mortar and plaster.

**USES** • BRICKFORM Safety-Seal can be used on interior or exterior masonry and concrete-type surfaces. Use on colored or uncolored, stamped or exposed aggregate concrete, porous brick, natural and manufactured stone, stucco, slate, unglazed tile and flagstone.

**PACKAGING** • BRICKFORM Safety-Seal is available in five-gallon (18.925 L) cans.

**COVERAGE** • BRICKFORM Safety-Seal will cover approximately 200 to 300 square feet per gallon (4.90 - 7.36 m<sup>2</sup> / L) depending upon porosity of the surface.

**STORAGE** • Store in a safe place. Keep containers tightly sealed. DO NOT allow product to freeze. Material that is frozen CANNOT be used when thawed. Shelf life is approximately 36 months.

**CAUTIONS** • Contains active toluene and petroleum distillates. KEEP OUT OF REACH OF CHILDREN. Before using or handling, read the Material 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.

**WARNING** • NOT RECOMMENDED for dense surfaces. 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. If in doubt, test the surface by sprinkling with water. If water beads up on the surface, additional cleaning and testing must be done. Do not use where hydrostatic pressure is present.

**PREPARATION** • 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.

BRICKFORM® Division Headquarters • 360 S Lilac Ave, Rialto, CA 92376 • Toll Free: 800-483.9628 • Phone: 909-484-3399 • Fax: 217-391-3264

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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** • Always test a small area of surface to verify protection and appearance. **IMPORTANT** Stir contents thoroughly using a powder-drill unit with a jiffy mixer attachment, before and during the entire application process to maintain full suspension and even distribution of the slip-resistant additive. Use BRICKFORM Safety-Seal full strength. **DO NOT THIN.** Apply 1-2 light, even coats at the rate of 200 to 300 square feet (18.58 - 27.87 m<sup>2</sup>) per gallon (3.785 L), depending on porosity of surface with a natural brush or a good quality paint roller Allow 24 hours between coats for proper curing. Apply in temperatures between 55°F and 80°F (12.8°C and 26.7°C). Avoid using in direct sunlight, especially on hot, windy days. Apply during the cooler part of the day when the surface is shaded. Do not apply on rainy or foggy days. Excess moisture will not allow the sealer to dry properly. Use only in well ventilated areas. It is recommended that foot traffic remain off the finished sealed surface for 24 hours. For heavy traffic, allow 72 hours for curing. **HELPFUL HINT:** Use toluene or lacquer thinner for easy cleanup.

**MAINTENANCE** • The sealed surface should be inspected periodically for areas of thin or traffic-worn sealer. Brickform recommends the application of Dura-Wax as a sacrificial coating on interior surfaces. Reapply as needed, according to the appropriate Technical Information Sheet. If traces of efflorescence are present, this should first be eliminated with a gentle cleaner such as BRICKFORM E-Etch™, according to the BRICKFORM E-Etch Technical Information Sheet.

**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.

## PLAN SPECIFICATION

BRICKFORM® Safety-Seal™ Suggested Short Form Specification:

All concrete flatwork designated as being sealed in the plans and specifications shall be sealed with 1-2 light even coats of BRICKFORM Safety-Seal, at the rate of approximately 200 to 300 square feet per gallon (4.90 - 7.36 m<sup>2</sup> / L), manufactured by BRICKFORM®, A Division of Solomon Colors, Inc. • 360 S. Lilac Avenue, Rialto, CA 92376 • Toll Free: 800-483-9628 • Phone: 909-484-3399 • Fax: 909-484-3318. BRICKFORM Safety-Seal shall be applied in accordance with the BRICKFORM Safety-Seal Technical Information Sheet.

## ORDER SPECIFICATIONS

Product

Safety-Seal

Shipping Weight Container Size Item No.

52.0 Lbs (23.4 kg) 5-Gallons (18.925 L) MS-8