



PROSOCO®

**BMC® II**

BREATHABLE MASONRY COATINGS



INDOOR ADVANTAGE GOLD  
BUILDING MATERIALS

# Breathable Masonry Coating II

Breathable Masonry Coating (BMC®) II combines the beauty of high-quality paint with the protective power of breathable water repellents. BMC® II lets water vapor escape from masonry, while stopping destructive liquid water from entering. The masonry's appearance is preserved, and its service life is prolonged. BMC® II's unique silicone emulsion formulation makes the coating more resistant to weathering (UV, moisture and soiling) and so more durable and lasting than most conventional paints.

BMC® II dries to an attractive flat finish. It's compatible with the CCE ColorCast Ecotoner colorant system for achieving predictable color matches. BMC® II is available in four different bases, allowing for the greatest range of colors: Pastel, Tint, Deep and Accent. BMC bases are ready to use or can be custom tinted by local distributors. Call PROSOCO Customer Care at 800-255-4255 for your local distributor or for additional information about BMC® II.

## REGULATORY COMPLIANCE

### VOC Compliance

BMC® II bases are compliant with the US Environmental Protection Agency's AIM VOC regulations.

Visit [www.prosoco.com/voc-compliance](http://www.prosoco.com/voc-compliance) to confirm compliance with individual district or state regulations.

## SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job-site controls during application and handling.

**24-Hour Emergency Information:**  
**INFOTRAC at 800-535-5053**

## ADVANTAGES

- Specifically designed for use on masonry substrates.
- Highly vapor permeable.
- Meets and exceeds requirements of ASTM E 2357.
- Field-proven technology used on the U.S. Capitol and other U.S. and European landmarks.
- Excellent UV stability and hiding.
- Easy application with roller, brush or spray.
- No primer needed.
- Silicone emulsion formula resists soiling.
- Good adhesion. Exceptional color retention.
- Ideal for interiors or exteriors. No harsh odors.
- Complies with all known national and state AIM VOC regulations.

## Limitations

- Not for use on horizontal surfaces subject to vehicular or pedestrian traffic.
- Not suitable for application on some resin paints.
- Manufacturer does not endorse use of organic colorants. Use of organic colorants for color matching may result in color fading.

# Product Data Sheet

## BMC® II

### TYPICAL TECHNICAL DATA

<b>FORM</b>	White viscous batter-like liquid with mild odor
<b>SPECIFIC GRAVITY</b>	1.41 Pastel Base 1.38 Tint Base 1.28 Deep Base 1.22 Accent Base
<b>pH</b>	9.0–10.0
<b>WT/GAL</b>	11.76 lbs Pastel Base 11.55 lbs Tint Base 10.66 lbs Deep Base 10.15 lbs Accent Base
<b>PERCENT SOLIDS BY WEIGHT</b>	56 Pastel Base 55 Tint Base 48 Deep Base 43 Accent Base
<b>PERCENT SOLIDS BY VOLUME</b>	38 Pastel Base 38 Tint Base 34 Deep Base 31 Accent Base
<b>VOC CONTENT</b>	100 g/L, maximum
<b>FLASH POINT</b>	>200°F (>93°C) ASTM D 3278
<b>FREEZE POINT</b>	32°F (0°C)
<b>SHELF LIFE</b>	1 year in tightly sealed, unopened container

### PREPARATION

Protect people, vehicles, property, metal, and all surfaces not set for coating from product, residue, splash, fumes and wind drift. Use drop cloths or other proven protective material. Protect and/or divert foot and vehicle traffic.

Surfaces must be clean, dry and absorbent. Correct the causes of moisture-related stains before application. Thoroughly clean efflorescence, algae and other moisture-related stains. In coastal areas, check for salt contamination. Call PROSOCO Customer Care for cleaning recommendations.

Roughen or abrade glazed or glossy surfaces for proper adhesion before application.

BMC® II needs no primer, though a priming coat may be applied if desired. Use Sure Klean® Weather Seal Siloxane WB Concentrate at a dilution ratio of one part product to 19 parts water. Apply BMC® II within 48 hours of primer application.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.

<i>Substrate</i>	<i>Type</i>	<i>Use?</i>	<i>Coverage</i>
<b>Architectural Concrete Block</b>	Burnished	yes	100–150 sq.ft. 9–14 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
<b>Concrete</b>	Brick	yes	100–300 sq.ft. 9–28 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
<b>Fired Clay</b>	Cast-in-place	yes	150–350 sq.ft. 14–33 sq.m.
	Brick	yes	
	Tile	yes	
	Terra Cotta (unglazed)	yes	
<b>Marble, Travertine, Limestone</b>	Pavers	yes	100–300 sq.ft. 9–28 sq.m.
	Polished	no	
<b>Granite</b>	Unpolished	yes	100–250 sq.ft. 9–23 sq.m.
	Polished	no	
<b>Sandstone</b>	Unpolished	yes	100–350 sq.ft. 9–33 sq.m.
<b>Slate</b>	Unpolished	yes	100–350 sq.ft. 9–33 sq.m.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

### Surface & Air Temperatures

Do not apply if temperatures are colder than 40°F (4°C), or expected to be within 24 hours. Do not apply to surfaces hotter than 95°F (35°C).

### Equipment

Apply with roller, brush or airless sprayer.

### Storage & Handling

Keep from freezing. Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

# Product Data Sheet

## BMC® II

### APPLICATION

Before use read “Preparation” and the Safety Data Sheet. ALWAYS TEST each type of surface for suitability and results before overall application. Include in the test area any previous repairs and patches, including aesthetic cementitious finishes. Different surface compositions may result in absorption and/or appearance differences. Test using the following application instructions. Let tests dry thoroughly before inspection.

#### Dilution

Do not alter or dilute except for use in sprayers. The concentrate may need thinning with up to 5 percent fresh water, based on surface and drying conditions, and equipment.

Mix well before use.

#### Color Uniformity

BMC® II from multiple containers must be “boxed” (mixed) to ensure color uniformity.

#### Application Instructions

1. Apply a smooth, uniform coating, 7 wet mils thick. Work from the top down. Brush out runs or drips. Back roll spray applications for proper adhesion and good coating performance.
2. Let first coat dry 2-4 hours
3. Reapply. The second coat should be 4 mils thick.

#### Drying Time

Protect from rain for at least 6 hours or until coating is thoroughly dry.

At 77°F (25°C) and 50% relative humidity, coating dries to the touch in approximately 45 minutes. Allow 2 hour dry time before recoating. Coating dries completely in 48 hours.

#### Cleanup

Clean equipment with warm water and mild detergents. Use solvent paint thinner to remove dried-on BMC® II.

### WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO’s liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

### CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our website at [www.prosoco.com](http://www.prosoco.com), for the name of the PROSOCO representative in your area.