

## COMMERCIALON PREMIUM SEALER TECHNICAL DATA SHEET

### DESCRIPTION

COMMERCIALON Premium Sealer is a two-coat, high-solids, polymer-based adhesive isolator, sealer, moisture-control membrane. COMMERCIALON Premium Sealer protects flooring installations against subfloor moisture and pH in concrete slabs with moisture vapor emission rates (MVERs) up to 15 lbs. (6,80 kg) per ASTM F1896, relative humidity (RH) up to 95% per ASTM F2170 and alkalinity protection up to pH of 12. COMMERCIALON Premium Sealer eliminates the need for a secondary primer for self-leveling applications.

### FEATURES AND BENEFITS

- Colored orange to help identify proper coverage
- Water-based formulation for ease of use, cleanup and storage
- Moisture protection up to 15 lbs. (6,80 kg) MVER and 95% RH
- Provides moisture control, adhesive encapsulation and a primer in one product

### WHERE TO USE

- For reducing subfloor moisture vapor emissions over concrete slabs
- For providing a pH blocker on concrete slabs with an elevated pH up to pH 12
- For encapsulating non-asbestos types of adhesive residues
- To prime properly prepared cement or wood substrates before the application of self-leveling underlayments
- To block pet urine stains and related odors on wood and concrete substrates from migrating through to new floor-covering installations
- Residential applications (rental apartments, condominiums and homes)
- Commercial applications (office buildings and cafeterias)
- Heavy commercial applications (shopping malls, grocery stores and department stores)
- Institutional applications (hospitals, schools, universities, libraries and government buildings)

### LIMITATIONS

- Do not install in areas with known hydrostatic moisture problems.
- Do not install over substrates containing asbestos.
- Do not apply over standing water.
- Do not use below grade.
- For interior installations only.
- Do not use traditional, polymer-modified patching or self-leveling compounds under COMMERCIALON Premium Sealer. Only moisture-resistant, cement-based materials can be used under COMMERCIALON Premium Sealer.
- Do not install when the MVER exceeds 15 lbs. per 1,000 sq. ft. (6,80 kg per 92,9 m<sup>2</sup>) per 24 hours when using the anhydrous calcium chloride test (per ASTM F1869).

- Do not use when the RH of the concrete slab exceeds 95% (per ASTM F2170).
- Do not use if the pH of the concrete slab is greater than 12.
- Do not use over residues of pressure-sensitive, epoxy or urethane-based adhesives.
- All concrete slabs on grade must have an effective, functioning vapor barrier in place below the slab.
- Use only when the substrate temperature is between 50°F and 90°F (10°C and 32°C).
- Do not install unless the temperature of the prepared concrete slab is at least 5 degrees F (2,8 degrees C) above the dew point, to avoid condensation.

Note: COMMERCIALON Premium Sealer is not an equal replacement for a moisture barrier meeting the ASTM F3010-13 standard.

### **SUITABLE SUBSTRATES**

- Absorbent new/existing concrete on or above grade at least 14 days old. A concrete substrate must have some open porosity, with an International Concrete Repair Institute (ICRI) concrete surface profile (CSP) of at least #1.
- Carpet adhesive and asphalt cutback adhesive residue that have been completely scraped to the subfloor with only minor stains remaining
- Cement terrazzo
- Exterior-rated, cement-based self-leveling underlayments and patching compounds
- Exterior-grade plywood, Group 1, CC type; other approved wood underlayments (per the flooring manufacturer's recommendations) as sealer/primer only. COMMERCIALON Premium Sealer's moisture-control properties do not apply over wood underlayments.

Consult J&J's Technical Services Department for installation recommendations regarding substrates and conditions not listed.

### **SURFACE PREPARATION**

- To determine if a slab is absorbent, perform a water droplet test by placing several drops of water on the concrete surface. If the water beads, the surface is not absorptive and requires additional preparation to achieve acceptable absorbency. If the water wets out, darkens or penetrates the concrete within 1 minute, the surface is ready to receive the COMMERCIALON Premium Sealer. A bond test is always encouraged to determine complete compatibility.
- All substrates must be structurally sound, surface-dry, solid and stable.
- Substrates should be clean and free of dust, dirt, oil, grease, paint, curing agents, concrete sealers, loosely bonded toppings, loose particles, and any other substance or condition that may prevent or reduce adhesion.

### **MIXING**

Choose all appropriate safety equipment before use. Refer to the Safety Data Sheet for details.



- Ready to use; no mixing is necessary. Settling may occur. If needed, gently stir the product until it is smooth and consistent.

**PRODUCT APPLICATION**

Read all installation instructions thoroughly before installation.

1. Pour COMMERCIALON Premium Sealer directly onto the substrate surface.
2. Smooth out the product with a well-saturated 1/4" (6 mm) nap roller, using even and consistent strokes to achieve 100% coverage.
3. Allow the first coat to completely dry (for about 1 to 3 hours).
4. Apply the second coat, rolling it perpendicular to the direction of the first coat. Film thickness should be 6 to 8 mils in wet film thickness (WFT) after the final application dries.
5. Allow the second coat of COMMERCIALON Premium Sealer to completely dry (for at least 4 hours) before application of patches, adhesives or self-leveling underlayment.
6. Protect the application area from traffic and other trades until the final installation of flooring.

Note: Always install COMMERCIALON Premium Sealer and then apply patching compounds (unless the compounds are exterior-rated and approved for use under moisture-controlling systems). Drying time of COMMERCIALON Premium Sealer will vary based on the substrate’s porosity and moisture levels as well as jobsite conditions.

Adhesives and patching products will require extended drying times when applied over COMMERCIALON Premium Sealer.

**CLEANUP**

- Clean tools and hands with water while the product is still fresh/wet.

**PROTECTION**

- Protect the application area from traffic and other trades until the final installation of flooring.

**Product Performance Properties**

VOCs (Rule #1168 of California’s SCAQMD)	< 50 g per L
Flash point (Tag)	> 200°F (93°C)
pH	8 to 9
Density	9.2 to 9.3 lbs. per U.S. gal. (1,1 to 1,2 g per mL)
Shelf life (before mixing)	1 year in original, unopened packaging at 73°F (23°C)

Protect containers from freezing in transit and storage. Provide for heated storage on site and deliver all materials at least 24 hours before work begins.

**Application Properties at 73°F (23°C) and 50% relative humidity**

Substrate temperature range	50°F to 90°F (10°C to 32°C)
Drying time of first coat (8 to 10 mils WFT)	1 to 3 hours



Drying time of second coat (6 to 8 mils WFT) 4 hours

**Packaging**

Size Pail: 4 U.S. gals. (15,1

**Approximate Coverage\* per 4 U.S. gals. (15,1 L)**

Flooring Type	Thickness w/ 1/4" (6mm) Nap Roller	Coverage
Smooth concrete – absorbent, steel-troweled surface with an ICRI CSP of #1	1st coat	650 to 850 sq. ft. (60,4 to 79,0 m2)
	2nd coat	800 to 1,000 sq. ft. (74,3 to 92,9 m2)
Rough concrete – absorbent surfaces with ICRI CSP-2 or ICRI CSP-3	1st coat	550 to 680 sq. ft. (51,1 to 63,2 m2)
	2nd coat	650 to 800 sq. ft. (60,4 to 74,3 m2)

\* Coverage shown is for estimating purposes only. Actual jobsite coverage may vary according to substrate conditions.

**For more information, contact:**

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