

# 4422WT SEALCO FLAMESEAL® TORCH-ON WATERPROOFING MEMBRANE

## 1. GENERAL

This section relates to **Sealco Ltd FlameSEAL®** membrane roofing, bonded to:

- construction plywood, including all underlays and accessories
- concrete, including all underlays and accessories.
- Trapezoid steel roofs, incl all underlays and accessories.

### 1.1 RELATED WORK

Refer to ~ for ~

### 1.2 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

TORCH-ON           APP or SBS Bitumen (reinforced bitumen sheet)  
PEEL & STICK      APP or SBS Bitumen (reinforced bitumen peel & stick sheet)

#### Documents

### 1.3 DOCUMENTS

Refer to the general section 1234 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

[NZBC E2/AS1](#)      External moisture  
[AS/NZS 2269.0](#)    Plywood - Structural - Specifications

### 1.4 MANUFACTURER/SUPPLIER DOCUMENTS

Manufacturer's and supplier's documents relating to this part of the work:  
FlameSEAL® Product Manual  
Standard detailed drawings

Manufacturer/supplier contact details

Company:                   Sealco Ltd  
Web:                        [www.sealco.co.nz](http://www.sealco.co.nz)  
Email:                      [info@sealco.co.nz](mailto:info@sealco.co.nz)  
Telephone:                03 366 9495 (head office) or 0508 SEALCO  
Mobile                     027 544-5532

#### Warranties

### 1.5 WARRANTY - MANUFACTURER/SUPPLIER

Provide a material manufacturer/supplier warranty  
25 years: for materials

- Provide this warranty on the manufacturer/supplier standard form.
- Commence the warranty from the date of completion of application.

Refer to the general section 1237 WARRANTIES for additional requirements.

### 1.6 WARRANTY - APPLICATOR

Installer's warranty for the system under normal environmental and use conditions against failure.  
5 years: Execution warranty

- Provide this warranty on the installer's standard form.

Refer to the general section 1237 WARRANTIES for additional requirements.

## **Requirements**

- 1.7 **QUALIFICATIONS**  
Roofing work to be carried out by Licensed Building Practitioners who are also licensed applicators approved by Sealco Ltd.
- 1.8 **NO SUBSTITUTIONS**  
Substitutions are not permitted to any specified Sealco Ltd system, or associated components and products.
- 1.9 **PROJECT REGISTRATION**  
Contact Sealco Waterproofing Ltd to confirm that the project has been registered.  
Web: [www.sealco.co.nz/register](http://www.sealco.co.nz/register)  
Telephone: 03-366 9495 or 0508 SEALCO  
If the project has not been registered, telephone and provide all required details.

## **Performance**

- 1.10 **PRE INSTALLATION MEETING**  
Convene a meeting between the applicator, contractor, all associated consultants and Sealco Waterproofing Systems Ltd to ensure all parties know what is required for effective performance of the system.
- 1.11 **SPECIAL DETAILS**  
Where a standard detail does not exist, or if a standard detail cannot be applied, an approved alternative must be obtained from Sealco Ltd before proceeding with the installation.
- 1.12 **TEST**  
Flood test horizontal applications with a minimum 50mm depth of water for 24 hours. Make good any lack of water tightness when the surface is completely dry.
- 1.13 **PERFORMANCE**  
Accept responsibility for the weather-tight performance of the completed roofing system, including all penetrations through the roof and junctions with walls and parapets. All penetrations to comply with [NZBC E2/AS1](#) and Sealco Waterproofing Systems Ltd recommendations.
- 1.14 **QUALITY ASSURANCE**  
Maintain quality necessary to assure that work is performed in accordance with this specification and the qualifying requirements of Sealco Ltd.  
  
Ensure that Sealco Waterproofing Systems Ltd's Quality Control sheets are completed fully and faithfully for each installation area.

## **2. PRODUCTS**

### **Materials**

- 2.1 **DOUBLE LAYER TORCH-ON SYSTEM**  
Double layer pebble roof system comprised of:  
FlameSEAL BS, an SBS/APP modified bitumen base sheet with glass fibre reinforcement.  
FlaemSEAL CS, an SBS/APP modified bitumen cap sheet with 180 gsm composite spunbond reinforcement all marked with the manufacturer's mark.
- 2.2 **FLAMESEAL BITUMEN PRIMER**  
A quick drying bituminous primer compatible with the waterproofing membrane and formulated to prepare the substrate for optimum application of the membrane.
- 2.3 **FLAMESEAL® SEALANT**  
SEALCO specially formulated TORCH-ON sealant for general purpose flashing.

- 2.4 **FLAMESEAL® TORCH-ON FLASHING**  
SEALCO unreinforced flashing for use in corners, heat welded to FlameSEAL® TORCH-ON. Unreinforced T joint covers used to seal T joint sections in FlameSEAL® TORCH-ON sheet.
- 2.5 **BITUBOND® WB ADHESIVE**  
Liquid applied bituminous adhesive all marked with the manufacturer's mark for areas of installation where a torch cannot be safely used and areas specified in Sealco Waterproofing Systems Ltd specifications or when the membrane system is being installed using the cold-applied adhesive method.
- 2.6 **TRAPEZOID STEEL TRAY ROOFING**  
ST7 or ST9 Steel trapezoid tray roofing. Used as substrate for insulated roof systems.
- 2.7 **LEXSHIELD VAPOUR BARRIER**  
Peel & stick vapour barrier to eliminate any vapour rising up into the insulation and membrane.
- 2.8 **WARMSEAL POLYISO INSULATION**  
Polyiso insulation for use on warm roof applications. Fibreglass faced for adhering membranes to the surface and available in a range of sizes and R-Values.

### **Components**

- 2.9 **EDGE TRIM**  
Aluminium drip edge trim 3m and 5m lengths Sealco Ltd details to suit the specific location.
- 2.11 **ROOF VENT**  
SEALCO VentRITE TORCH-ON vent as supplied and required by Sealco Ltd. Vents to be installed every 50-70sqm of membrane area.
- 2.12 **DROPPER**  
SEALCO DrainRITE TORCH-ON dropper as supplied and required by Sealco Waterproofing Systems Ltd.
- 2.13 **SCUPPER**  
SEALCO DrainRITE Scuppers in 65mm, 100mm and 200mm widths as supplied and required by Sealco Waterproofing Ltd.
- 2.14 **OVERFLOW DROPPER**  
SEALCO DrainRITE TORCH-ON overflow dropper as supplied and required by Sealco Waterproofing Ltd.
- 2.15 **PIPE BOOTS**  
SEALCO FlashRITE moulded unreinforced pipe boots as supplied and required by Sealco Waterproofing Ltd. Designed to fit 20mm-150mm penetrations. Boots are welded to substrate and mechanically clamped and sealed around pipes.

### **Accessories**

- 2.16 **PAVER SUPPORTS - ADJUSTABLE WITH LEVELLING HEAD**  
SEALCO EcoJACK Adjustable Paver Supports with levelling head, comprised of a base, height control ring, a threaded top and a 3mm high levelling disc. Extension ring provides adjustable height from 42mm to 451mm. Levelling head provides up to 5% slope justification. Refer to SELECTIONS for sizes.

### 3. EXECUTION

#### Conditions

#### 3.1 STORAGE

Take delivery of Sealco Ltd FlameSEAL® branded rolls, undamaged and allow for site handling facilities where required. Store membranes and accessory materials under conditions that ensure no deterioration of damage. Ensure all tapes and adhesives are within their expiry dates. Note: Some of the FlameSEAL® materials are Class 3 flammable goods.

#### 3.2 CONFIRM LAYOUT

Confirm layout as detailed on drawings. If not detailed on the drawings, confirm the layout to suit site conditions, and Sealco Ltd specification.

#### 3.3 WEATHER

Apply FlameSEAL® membrane system in dry atmospheric conditions and only when the air or substrate temperature is 6°C and above.

#### Application – Substrate preparation and installation

#### 3.4 PRELIMINARY WORK

Ensure that preliminary work, including formation of falls, flashing rebates, grooves, ducts, provision of battens and fillets and fixing of vents and outlets to levels, is complete and properly constructed to enable the system to work as intended. No timber fillets are required. This work and the substrate to be smooth, clean and dry.

#### 3.5 ACCEPTANCE OF SUBSTRATE

Confirm that the substrate complies with the [NZBC E2/AS1](#) for the relevant substrates and Sealco Waterproofing Systems Ltd documents, including fillets, sumps, outlets and projections, and ensure work is of the required standard. Ensure the fall complies with E2/AS1 including correct fall to rainwater outlets to avoid ponding,

- Lay roofs to a minimum fall of 1:30 (2°) to [NZBC E2/AS1](#), 8.5.1 a.
- Lay decks to a minimum of 1:40 (1.5°) to [NZBC E2/AS1](#), 8.5.1 b.
- Lay gutters to a minimum fall of 1:100 (0.57°) to [NZBC E2/AS1](#), 8.5.1 c.

#### 3.6 CONCRETE SUBSTRATE

Ensure concrete substrate has been allowed to cure for at least 28 days and has a moisture content of less than 75% RH before commencing application. Prepare the surface, including vacuum cleaning and acid etching as necessary to leave smooth, clean, dry and free of debris. Install grid tapes in 600mm x 600mm grid for venting that lead to one-way vents or other suitable approved venting outlet. Mortar fillets are required.

#### 3.7 PLYWOOD SUBSTRATE

Plywood to be minimum 17.5mm thick square-edged sheets and complying to [AS/NZS 2269.0](#), minimum CD structural grade with the sanded C side upwards. Treated H3 with waterborne CCA treatment and kiln dried after treatment. Lay with staggered joints (brick bond) with all edges of the sheets fully supported. Chamfer all external edges with a minimum radius of 5mm. Fix with glue and 10 gauge x 50mm stainless steel countersunk head screws, with all sheets tight butted. Fit internal corner fillets. Fix at 150mm centres on edges and 200mm in the body of the sheets. Plywood and the timber substructure to have a maximum moisture content of 20% when the membrane is installed. Plywood must not be LOSP treated.

#### 3.8 WARM ROOF INSULATION SUBSTRATE (INCL TRAPEZIOD STEEL)

Install trapezoid steel tray roof as per manufacturers specifications. Screw spacings as per steel tray pattern. Apply Sealco Peel & Stick vapour barrier over steel tray as required. Lay out insulation panels in brick bond pattern and fix with either Adphalt Insulation Adhesive or screw fixings. Screw fixing spacings are to be 300mm around exterior and 400mm through the centre of the board.

3.9 VAPOUR BARRIER  
Lexshield Peel & Stick vapour barrier to be installed over the substrate and under the insulation. Vapour barriers eliminate moisture from the structure to rise up into the insulation.

3.10 ACCOUSTIC UNDERLAY  
Metal rubber sheets to reduce noise impact from above. Installed on top of the substrate and under the insulation and can be used as a vapour barrier (as above).

#### **Application - laying FlameSEAL® WarmSEAL System**

3.11 INSTALLING TRAPEZOID STEEL TRAY ROOFING OVER EXISTING ROOF STRUCTURE

Lay out trapezoid sheet going across the existing joists. Ensure the flat tray of the trapezoid is facing upwards with the ribs facing downwards. Fix tray down through ribs into framing as per standard screw fixings. Use minimum of 12G x 50mm hex head roofing screws.

3.12 INSTALLING WARMSEAL POLYISO INSULATION

Lay out polyiso sheets in a brick-bond pattern. Mark screw/washer pattern with a chalk line at 4 rows at 300-400mm centres along the sheet and are set 100mm in from the outside edge of the panel. Ensure the screws will be penetrating the flat upside of the trapezoid tray. Ensure the insulation washers are slightly countersunk into the insulation panel. Ensure a minimum of 20mm of screw penetrates the trapezoid tray steel. Where foam insulation is used on the steel tray, ensure 6 rows of foam are laid out and the panel is then placed into the wet foam and left to cure.

3.13 GENERAL - PLYWOOD SUBSTRATE

Run out the FlameSEAL® membrane and allow to relax for 20 minutes before laying. Do not stretch sheets when laying.

3.14 GENERAL - CONCRETE SUBSTRATE

Run out the FlameSEAL® membrane and allow to relax for 20 minutes before laying. Do not stretch sheets or tapes when laying.

3.15 SET-OUT

Neatly set out rolls starting at the lowest point of the roof and run perpendicular to the roof pitch. Allow for 100mm side laps and 150mm end laps. Pre-plan the work to keep the number of membrane laps to a minimum. FlameSEAL® rolls to be relaxed prior to installation.

3.16 APPLY FlameSEAL® BASE SHEET

Apply FlameSEAL® TORCH-ON primer adhesive to the substrate at a rate of 1.5m<sup>2</sup> per litre by brush or roller ensuring good even coverage. and Leave to tack dry before bonding the two surfaces together. Lay out FlameSEAL Peel & Stick base sheet and remove backing plastic. Roll sheet over the entire top and where necessary, where necessary apply light flame to laps 100mm side and 150mm end overlap.

3.17 HEAT CONTROL

Control heat to ensure the membrane is fully installed to the substrate with all laps properly formed. Ensure full bonding between the base sheet cap sheet. Do not over heat membrane.

3.18 FlameSEAL® CAP SHEET

Fully torch to base sheet to Sealco Waterproofing Ltd installation instructions ensuring full bonding to the base sheet. All side laps 100mm wide and end laps 150mm wide. All laps fully welded and seamed off. Set the cap sheets to ensure laps are off set to the base sheet. When using peel & stick cap sheet, lay out FlameSEAL Peel & Stick cap sheet and remove backing plastic. Roll sheet over the entire top and where necessary, where necessary apply light flame to laps 100mm side and 150mm end overlap.

- 3.19 **FLASHING MEMBRANE**  
Fully torch the FlameSEAL® CS flashing membrane to all exposed and visible turn downs or up stands and other flashing situations, and to Sealco Waterproofing Systems Ltd installation instructions. Ensure full bonding to the membrane system and that laps are fully formed and watertight.
- 3.20 **BOX GUTTERS**  
Lay membrane in box gutters with the membrane neatly dressed into proprietary preformed sump and downpipe outlets. Fix membrane into downpipes and overflows.
- 3.21 **WELD JOINTS**  
Weld joints using heat to Sealco Waterproofing Systems Ltd requirement ensuring a watertight seal. For FlameSEAL® Granule, remove granules from the end-lap area to create bitumen to bitumen contact.
- 3.22 **PENETRATIONS**  
Form, or mould by torching, with required upstands and downturns and all penetrations to Sealco Waterproofing Systems Ltd details ensuring a fully durable watertight seal.
- 3.23 **MINOR MOVEMENT JOINTS**  
Lay membrane across joint but leave unbonded underneath FlameSEAL® on both sides of the joint. Refer to Waterproofing Systems technical dept for a specially designed movement joint detail.  
Unbonded width: ~mm
- 3.24 **INSPECT**  
Inspect and test lap joints on completion with lap probe ensuring the lap is fully bonded
- 3.25 **PENETRATIONS AND JUNCTIONS**  
Check that adjoining walls and parapets are prepared ready for the installation of the roofing. Confirm that openings have been prepared ready for the installation of skylights and other penetrations through the roof.  
Required work includes the following:  
- roofing installation neatly finished to all sides of openings and to all wall and parapet junctions.  
- installation of flashings (those required to be installed prior to installation of penetrating elements and/or wall linings).
- 3.26 **INSTALL OVERFLOWS AND SUMPS**  
Install SEALCO FlowRITE overflows and DrainRITE sumps to Sealco Waterproofing Systems Ltd installation details.
- 3.27 **INSTALL ROOF VENTS**  
Install SEALCO VentRITE TORCH-ON vent for roof space/moisture venting to Sealco Waterproofing Systems Ltd installation details.
- 3.28 **INSTALL DROPPER**  
Install SEALCO DrainRITE TORCH-ON dropper to Sealco Waterproofing Systems Ltd installation details.
- 3.29 **INSTALL SCUPPER**  
Install SEALCO DrainRITE TORCH-ON scupper to Sealco Waterproofing Systems Ltd installation details.
- 3.30 **INSTALL OVERFLOW DROPPER**  
Install SEALCO DrainRITE TORCH-ON overflow dropper to Sealco Waterproofing Systems Ltd installation details.
- 3.31 **INSTALL PIPE BOOT**  
Install SEALCO FlashRITE pipe boots to Sealco Waterproofing Systems Ltd installation details.

- 3.32 **MOVEMENT JOINTS**  
Install required movement joints to Sealco Waterproofing Systems Ltd details.

**Accessories**

- 3.33 **PAVER SUPPORTS - ADJUSTABLE WITH LEVELLING HEAD**  
Install SEALCO EcoJACK Adjustable Paver Supports with levelling head to Sealco Waterproofing Ltd installation details. Install 1.5mm thick EPDM rubber as impact isolation pads to prevent wear on the FlameSEAL® membrane system.

**Finishing**

- 3.34 **FOOT TRAFFIC**  
Foot traffic is to be limited during and after laying. Providing access boards for later operations and remove when no longer needed. Protect and maintain roofing until completion of the contract works.
- 3.35 **ACCEPTANCE**  
Sign off acceptance of completed areas using the Sealco Ltd Quality Control sheets.
- 3.36 **SUBSEQUENT WORK**  
Make good any damage by other trades by welding a FlameSEAL® patch to the installed membrane neatly to maintain the appearance of the covering as originally laid.

**Completion**

- 3.37 **ROUTINE CLEANING**  
Carry out routine trade cleaning of this part of the work including periodic removal all debris, unused materials and elements from the site.
- 3.38 **DEFECTIVE OR DAMAGED WORK**  
Repair damaged or marked elements. Replace damaged or marked elements where repair is not possible or will not be acceptable. Leave work to the standard required for following procedures.

**4. SELECTIONS**

For further details on selections go to [www.sealco.co.nz](http://www.sealco.co.nz).  
Substitutions are not permitted to the following, unless stated otherwise.

**Materials**

- 4.1 **FLAMESEAL® TORCH-ON ROOFING MEMBRANE**  
Location: Christchurch, Wellington, Auckland  
Manufacturer: Sealco Ltd  
Type/brand: FlameSEAL® TORCH-ON  
Thickness: 3mm Base & 4mm Cap  
Colour: Black (other colours available on indent)
- 4.2 **WARMSEAL POLYISO INSULATION**  
Location: Christchurch, Wellington, Auckland  
Manufacturer: Sealco Ltd  
Type/brand: WarmSEAL®  
Thickness: Various: 25mm – 200mm  
Colour: White