

TECHNICAL BULLETIN

TARGET MARKET ROOFING



BUILDING TRUST



Subject: Silicone Sealant Policy

Over the past ten years we have evaluated numerous silicone sealants from a variety of manufacturers and suppliers, including Sika and have not found any silicone sealant that meets our criteria for compatibility and/or adhesion. We will continue to research and test sealants, including silicone based sealants, so as to provide the best options for the roofing and waterproofing systems.

Silicone sealants are formulated to be used with many different substrates, but most important silicone sealants adhere very well to nonporous substrates such as glass, metal and ceramics. Conversely silicone sealants do not adhere well to materials that have oils (such as green or partially vulcanized rubber), tapes or plasticized products.

Should you be working on a project where the designer is insistent upon using a silicone sealant please consider the following comments taken from a paper written by Mr. Ben T. Hixson, CCCA, CCS titled, "Sealant Performance and Compatibility: The Great Disconnect", and instruct the designer that only approved sealants may come in contact with our membrane.

"Adequate adhesion can only be obtained with sealant, building wrap and flashing compatibility. Sealant selection needs to be driven by the recommendation of the substrate component manufacturer. Incompatibility issues arise when a single joint sealant is installed at all joint openings ... and flashings. Urethane sealants are more compatible with barriers, wraps and flashings than neutral cure sealants.

To many time we find either no sealant or incompatible sealant installed. Consequences with no sealant and an incompatible sealant are similar when it comes to water intrusion. Also, the silicone sealant solvents may be denaturing the plastic and petroleum based barriers, wraps and flashings. That deterioration may make the likelihood for objectionable moisture entry an even greater possibility. The design-build team should consider obtaining written approval for sealant use when a specific sealant isn't on the barrier, wrap and flashing manufacturers' recommended sealant list. And, monitoring the sealant installation for the intended quality is necessary regardless of the sealant selection."