



Performance Specification: External Weatherproofing Treatment

The Contractor shall supply and apply a proprietary external weatherproofing and protective coating system to the exterior surfaces of the building to reduce moisture ingress and assist in preventing further deterioration of the existing building fabric.

The system shall be suitable for use on the existing external substrate and shall provide a durable, weather-resistant, breathable protective finish capable of withstanding normal external exposure conditions, including rain, wind-driven rain, and atmospheric pollutants.

The proposed system shall be:

Sika Sikagard 700 S Aquastop primer

followed by

Sikagard 680 S Betoncolor, or an equal and approved equivalent system.

Prior to application, the Contractor shall thoroughly inspect and prepare all surfaces. Preparation shall include removal of all loose, friable, defective or contaminated material, including dirt, dust, algae, moss, laitance, salts, grease, oil, flaking paint and any other substance likely to impair adhesion or performance.

Any cracks, spalled areas, open joints, defective render, damaged concrete or other substrate defects shall be repaired using compatible materials approved by the coating manufacturer before the weatherproofing system is applied.

The primer shall be applied to clean, dry and sound surfaces strictly in accordance with the manufacturer's written instructions, including recommended coverage rates, drying times and environmental conditions. The protective coating shall then be applied over the prepared and primed surface in the number of coats and at the application rates recommended by the manufacturer.



The completed system shall achieve the following performance requirements:

- Improve resistance to water penetration and wind-driven rain.
- Reduce the risk of further deterioration caused by moisture ingress.
- Maintain vapour permeability to allow the substrate to breathe.
- Provide resistance to carbonation, weathering and atmospheric pollutants where applicable.
- Provide a durable, bonded and continuous protective external finish.
- Provide a uniform decorative appearance in a colour to be agreed prior to application.

The system shall not be applied to saturated surfaces, during rain, when rain is forecast before curing, during freezing conditions, or when temperatures, humidity or substrate conditions fall outside the manufacturer's stated application limits.

All materials shall be handled, stored, mixed and applied strictly in accordance with the manufacturer's current technical data sheets, safety data sheets and recommendations. Works shall be carried out by competent operatives experienced in external protective coating systems.

On completion, the finished surfaces shall be continuous, uniform, fully bonded and free from runs, pinholes, blistering, peeling, staining, missed areas or other visible defects. Any defective areas shall be removed and made good to the satisfaction of the Contract Administrator.