



Premium Building Products
That Protect

1. Product Name

BT25XL Window & Door Sealing Tape

Primers

- BT-Primer
- Protecto-Tak Spray Adhesive
- JS160H Mastic

2. Manufacturer

Protecto Wrap Co.
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3. Product Description

BASIC USE

Protecto Wrap's BT25XL building tape is a tough-faced, self-adhering air/vapor barrier and waterproofing membrane that provides superior performance when applied to vertical and horizontal above-grade substrates. BT25XL seals window perimeters to building substrates to create an impenetrable barrier. It is suitable for sealing the following applications:

- Window and door perimeters to the building substrate
- Joints in stucco insulation systems
- Wallboard joints in roof assemblies
- Beneath metal cap flashings for full building coverage as an air/vapor barrier
- Sealing joints on gypsum sheathing in cavity wall construction
- Other areas where a water or air seal is required

BENEFITS

- This peel-and-stick, self-adhering membrane installs easily. Simply center the tape over the area to be sealed and firmly roll the BT25XL against the surface
- BT25XL seals itself around nails, screws and staples
- BT25XL eliminates the need for caulking windows
- BT25XL 9" (229 mm) and wider comes stan-



BT25XL application

...dard with a 4" (102 mm) custom serration intergerated into the release liner

- BT25XL waterproofs around doors and windows and stops air leakage, thus reducing heating and air conditioning costs to the owner

COMPOSITION & MATERIALS

BT25XL is 25 mil (0.64 mm) polyethylene-backed, aggressive rubberized adhesive membrane that can be applied to vinyl, plywood, OSB, concrete, metal, aluminum, polyethylene, building wrap products, block and masonry surfaces to form an air/vapor moisture barrier system. BT25XL window sealing tape can be installed and left exposed for 120 days without any UV degradation.

ACCESSORY MATERIALS

BT-Primer and Protecto-Tak Spray Adhesive are specially formulated for use with BT25XL.

BT-Primer and Protecto-Tak Spray Adhesive are high tack primers for use over Dens-Glass Gold®, OSB, metal, wood, dry concrete and dry masonry. BT-Primer is moisture tolerant and is suitable for use on moist or damp Dens-Glass Gold. BT-Primer is VOC compliant.

JS160H Mastic is a rubberized blend of bituminous and synthetic resins used for sealing detail cuts, membrane terminations and penetrations such as masonry ties.

PACKAGING

See Tables 2 and 3 for packaging information.

LIMITATIONS

Do not use solvent based caulks in conjunction with Protecto Wrap BT25XL.

4. Technical Data

APPLICABLE STANDARDS

ASTM International

- ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension
- ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials
- ASTM E331 Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
- ASTM E2112 Standard Practice for Installation of Exterior Windows, Doors and Skylights

APPROVALS

BT25XL meets or exceeds ICC Code Approval ESR-1825.

Consult manufacturer for current information on approvals by code bodies and other industry entities.

PHYSICAL PROPERTIES

BT25XL is the only flashing tape to pass hurricane level wind-driven rain testing (ASTM E331) for water penetration of exterior windows. It

also meets ASTM E2112. See Tables 1 and 4 for additional testing information.

5. Installation

STORAGE & HANDLING

Store all materials in a dry space at temperatures between 50 and 90 degrees F (10 and 32 degrees C). Do not store in direct sunlight. Do not remove from box until ready to use.

PREPARATORY WORK

Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact. Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.

Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected.

Surfaces should be clean, dry, free of dirt and other foreign matter. There should be no solvent based caulks used in conjunction with BT25XL. This product eliminates the need for caulk.

For best results, apply BT25XL at a temperature above 45 degrees F (7 degrees C). For applications from 20 - 45 degrees F (-7 - 7 degrees C), the material must be stored in a warm area prior to use and must be applied with either Protecto Wrap BT-Primer or Protecto-Tak Spray Adhesive.

When used as an air/vapor barrier system, all lap and butt joints must overlap a minimum of 4" (102 mm). Masonry ties must be placed on top of the BT25XL and sealed with Protecto Wrap's JS160H Mastic.

BT-Primer Application

Apply primer to all surfaces by roller or brush. The primed surface must be free of runs, puddles or excessive primer, as this can cause blistering.

Brush or roll out all primer puddles or drips immediately. Prime only as much area as can be covered in half a day's work. Reprime areas not covered in half a day's work with a light coat of BT-Primer.

The primer will become tack free in approximately 10 - 20 minutes. When not in use, containers must be tightly sealed to minimize evaporation of the solvents.

Note - Some surface bubbling in the primer may occur as it cures. This will not affect performance of the product. Bubbles will smooth out as the membrane is applied.

TABLE 1 TYPICAL PHYSICAL PROPERTIES (BT25XL)

Thickness, mil (mm)	25 (0.64 mm)
Color	White
Elongation (ASTM D412), %	Over 500 (rubberized adhesive only)
Tensile strength (ASTM D412), psi (kPa)	975 (6718)
Moisture vapor transmission rate (ASTM E96) perms, max	0.01
Maximum exposure time, days	120

TABLE 2 PACKAGE INFORMATION (BT25XL)

Roll size	Rolls/case	lb (kg)/case	Cases/pallet
4" x 100' (102 mm x 31 m)	12	82 (37.2)	18
6" x 100' (152 mm x 31 m)	8	82 (37.2)	18
9" x 100' (229 mm x 31 m)	4	82 (37.2)	18
12" x 100' (305 mm x 31 m)	4	82 (37.2)	18
36" x 100' (914 mm x 31 m)	1	54 (24.5)	30

Note - Other sizes are available upon request. BT25XL 9" (229 mm) and wider come standard with a 4" (102 mm) custom serration integrated into the release liner.

TABLE 3 PACKAGE INFORMATION (BT-PRIMER, PROTECTO-TAK SPRAY ADHESIVE & JS160H MASTIC)

Product	Quantity	Packaging	Weight
BT-Primer	1 gal (3.8 L)	4 gal/carton	9 lb (4.1 kg)
BT-Primer	5 gal (19 L)	1 pail	46 lb (21 kg)
Protecto-Tak	16.5 ounce can	12 cans/carton	17 lb (7.7 kg)
JS160H Mastic	10.5 oz tube	36 tubes/carton	24 lb (10.8 kg)
JS160H Mastic	1 gal (3.8 L) can	4 gal/carton	40 lb (18 kg)

TABLE 4 TYPICAL PHYSICAL PROPERTIES (BT-PRIMER & PROTECTO-TAK SPRAY ADHESIVE)

Properties	BT-Primer	Protecto-Tak
Adhesion to wood	Excellent	Excellent
Adhesion to steel	Excellent	Excellent
Adhesion to dry concrete	Excellent	Excellent
Adhesion to masonry	Excellent	Excellent
Adhesion to membrane	Excellent	Excellent
Coverage	150 ft ² /gal (3.8 m ² /L)	2 oz - 4" x 100' (102 mm x 31 m)
Shelf life (minimum)	1 year	1 year
Tack-free time (minutes)	10 - 20	10 seconds - 15 minutes
Flash point	24 degrees F (-4 degrees C)	-42 degrees F (-41 degrees C)



Protecto-Tak Application

Shake can before using. Turn spray tip so arrow points to dot on rim. Hold can 6" - 8" (152 - 203 mm) from surface to be sprayed and apply. Clean oversprayed areas with a 3:1 isopropyl alcohol to water ratio.

APPLICATION

Cut a piece of BT25XL in a length that can be easily handled. Begin application by removing approximately 12" (305 mm) of the release paper and center the tape over the area being sealed. Firmly roll the BT25XL against the surface and continue pulling off the release paper while rolling the tape into place. BT25XL must be rolled to ensure 100% surface contact between the BT25XL adhesive and the substrate. This will minimize the trapping of air beneath the tape.

Do not stretch BT25XL. Lap building wrap material 4" (102 mm) over BT25XL and seal the building wrap to BT25XL.

PRECAUTIONS

- When used as an air/vapor barrier, the dew point must be engineered to the exterior of the building
- Care should be taken not to leave the membrane exposed to direct sunlight for over 120 days
- Any caulking that contains solvents must not be used on or around the BT25XL membrane
- Do not stretch BT25XL. Stretching will adversely affect the adhesion of the product
- BT-Primer or Protecto-Tak Spray Adhesive must be used in applications with temperatures below 45 degrees F (7 degrees C)
- BT-Primer or Protecto-Tak Spray Adhesive must be used on weathered surfaces, masonry, concrete, Dens-Glass Gold® and OSB surfaces
- BT25XL must be stored in a location with temperatures above 50 degrees F (10 degrees C)
- Protecto Wrap's EFS Tape is recommended if stucco is to be applied directly to the air/vapor barrier
- Protecto Wrap solvent-based primers/mastic are flammable. Avoid exposure to open flames, sparks, etc. Use only in areas with adequate ventilation. Refer to MSDS for additional information and warnings

6. Availability & Cost

AVAILABILITY

BT25XL is manufactured in Denver, CO, and is available worldwide through a network of Protecto Wrap distributors. For detailed product information or to find a local representative or distributor, contact the Protecto Wrap Co.

COST

BT25XL is competitively priced. Contact a local representative or the corporate office for information.

7. Warranty

Protecto Wrap Co. expressly warrants, subject to the Exclusion Of Warranties provision, that its products shall be fit for the ordinary purposes for which such products are intended for a period of 5 years. Contact the manufacturer for complete warranty details.

8. Maintenance

None required, if installed in accordance with manufacturer's recommendations.

9. Technical Services

Complete technical assistance and information are available from Protecto Wrap field representatives and distributors or by contacting the manufacturer.

10. Filing Systems

- MANU-SPEC®
- Additional product information is available from the manufacturer.