



TECHNICAL DATA SHEET (TDS)

PASSIVHAUS BRICK SEAL® |2025/26



1. Product

1.1. Product Description

Passivhaus Brick Seal Masonry Protection Paste is a deeply penetrating water-repellent paste for the protection of masonry. The thick, white paste is ready to use and applied by brush, roller or airless spray. It penetrates into brickwork, masonry, mortar and concrete, where it will cure to a colourless, natural finish, lasting for a minimum of 15 years. Passivhaus Brick Seal Paste can help improve the energy efficiency of dwellings by reducing heat loss.

Passivhaus Brick Seal Paste is a highly concentrated (25% active content) paste, which results in a highly durable water-repellent protection to brick, natural stone, masonry, concrete, and other mineral substrates.

Passivhaus Brick Seal Paste also protects the surface against frost damage, micro-organisms, while remaining vapour breathable.

Passivhaus Brick Seal Paste is not to be used on non-porous substrates such as marble.

Passivhaus Brick Seal Paste changes from white to transparent and creates the hydrophobic layer on the mineral substrate.

1.2. Product Adhesion

Passivhaus Brick Seal Paste adheres to the substrate in dry conditions.

1.3. Product Characteristics

- 1.3.1.** • Rainproof and weather resistant after approx. 3 hours after the application
- 1.3.2.** • Surface remains vapour permeable
- 1.3.3.** • One coat is usually sufficient
- 1.3.4.** • Excellent surface penetration
- 1.3.5.** • Results in high protection against frost/thaw cycles
- 1.3.6.** • Strong pearl effect
- 1.3.7.** • No risk for stains on glass and bluestone
- 1.3.8.** • Solvent free
- 1.3.9.** • Highly UV stable
- 1.3.9.** • 4 m² per KG coverage

1.4. Product Packaging

- 1.4.1.** Tub 3.2 kg- 7.05479 lbs - 0.84535 gallons - 3.76 litres
Tub 6 kg- 13.2277 lbs - 1.5850 gallons- 7.06 litres
- 1.4.2.** Pallets 44 tubs of 3.2kg - Total 140kg
Pallets 44 tubs of 6 kg - Total 264kg

1.5. Product Storage

Passivhaus Brick Seal Paste should be stored in a cool, well ventilated area. Keep container tightly closed. Protect from frost. Storage for 24 months of manufacture date in original unopened packaging.

2. Application

2.1. Preparation

- 2.1.1.** Passivhaus Brick Seal Paste should be applied to dry, porous surfaces. It should not be applied over sealed or painted surfaces and is intended for above ground use only.
- 2.1.2.** For the treatment to be successful it is necessary to check all joint and roof connections. Hairline cracks up to 0.3mm can be bridged by Passivhaus Brick Seal Paste. It may be necessary to fill wider cracks in brick and stonework by repointing using suitable cement incorporating Passivhaus Brick Seal Paste.
- 2.1.3.** Dirty surfaces should be cleaned before the application of Passivhaus Brick Seal Paste. Remove any loose mortar, dust etc.
- 2.1.4.** Application to structures containing high levels of salt should be avoided.

2.2 Application

- 2.2.1.** When applying Passivhaus Brick Seal Paste, we recommend the following PPE:
- Suitable eye protection
 - Gloves
 - Face mask (which cover the mouth and nose)
- 2.2.2.** Passivhaus Brick Seal Paste can be applied by brush, roller, or airless spray device. Areas such as around windows are best covered by brush.
- 2.2.3.** Passivhaus Brick Seal Paste will appear white after application, making it easy to see which areas have been treated. After 15-20 minutes after application the paste starts to penetrate into masonry and the whiteness will fade over time. After 1- 2 days the wall may have returned to its original appearance.

- 2.2.3.** The masonry will generally be resistant to light rain after 2-4 hours. Passivhaus Brick Seal Paste is formulated to penetrate deeply into masonry. It can up to two months for a noticeable 'beading effect' to appear when rain hits the wall.

2.3 Cleaning

- 2.3.1.** Care should be taken to ensure that Passivhaus Brick Seal Paste does not splash onto any glass, paintwork, patio's, plants etc. Any splashes should be cleaned away with warm soapy water to avoid staining.
- 2.3.2.** After application, tools should be cleaned immediately with warm soapy water

2.4 Post application

- 2.4.1.** Passivhaus Brick Seal Paste can be over painted with water-based masonry paint, provided it is done with 3-10 days of application. After this time, a solvent based paint can be applied. We recommend that a patch test is done prior to full application to determine product compatibility.

SAFETY- Consult the Safety Data Sheet prior to application. Work in ventilated areas.
Always refer to the C.O.S.H.H sheet.



4.0. Do's and don'ts

DO'S

- 4.1. Do mix before use.
- 4.2. Do use PPE according to the nature of the work.
- 4.3. Do clean up any spills in the area immediately using warm soapy water.
- 4.4. Do use the drip tray when possible.
- 4.5. Do a patch test to determine compatibility with the intended substrate.
- 4.6. Do store in a safe place away from freezing temperatures/extreme heat.
- 4.7. Do recycle or clean and reuse empty tubs.
- 4.8. Do mask any surface areas you do not want to get hit by potential overspray.
- 4.9. Do always follow H&S guidelines.
- 4.10. Do always know where on site accident kit is kept in case of emergency.
- 4.11. Do always read the product sheet for further instructions and guidance before application.
- 4.12. Do seal tub back up after use.

DON'TS

- 4.13. Do not use in the rain or when rain is expected within the next 24 hours. Minimum application temperature is 5 degrees Celsius and rising.
- 4.14. Do not mix/dilute with water or solvents
- 4.15. Do not consume
- 4.16. Do not put on substrates containing high levels of salt.
- 4.17. Do not mix with any other products
- 4.18. Do not keep outside in cold temperatures/always store in a safe place
- 4.19. Do not differ from the product sheets or data advice



5.0 BRICK SEAL GALLERY

5.1. Brick Seal protection:



5.1.2 Roll applied Passivhaus
Brick Seal

5.1.3. The beading effect

5.1.4 Brush applied Passivhaus
Brick Seal



6.0. DATE OF THIS EDITION: 12/01/2025/26

Our general conditions of sale apply. This document does not have a contractual value. This technical data sheet replaces and cancels the previous edition. The information given in this sheet has the purpose to inform and advise you. At every moment, this sheet can be adapted because of technical evolution. All information is given in good faith and without any warranty. The application use and processing of these products are beyond our control and therefore the entire responsibility of the user/client/applicator. The user of the product must test the product's suitability and apply for the intended purpose. Established liability if for any reason is always limited to the value of the goods supplied by INTELLIGENT MEMBRANES. The products and systems are manufactured under total quality management. INTELLIGENT MEMBRANES reserve the right to change the properties of its products. User must always refer to the most recent issue of the local Product Data Sheet, copies of which will be supplied on request.





#NETZERO

Canada +1 (613) 927 1011 UK (+44) 01223 208174 USA +1 (347) 220 8403

FOLLOW US ONLINE     

WWW.INTELLIGENTMEMBRANES.COM