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Agrément Certificate
16/5294
Product Sheet 6 Issue 1

SIKALASTIC ROOF WATERPROOFING SYSTEMS

SIKALASTIC -701/-625N LOCALLY REINFORCED SYSTEM

This Agrément Certificate Product Sheet(1) relates to the Sikalastic -701/-625N Locally Reinforced System, a moisture-triggered aliphatic polyurethane, for use as roof waterproofing on existing flat and pitched fibre cement (including asbestos) and plastisol-coated metal roofs with a maximum pitch of 70° and limited access.

(1) Hereinafter referred to as 'Certificate'.

The assessment includes

Product factors:

- compliance with Building Regulations
- compliance with additional regulatory or non-regulatory information where applicable
- evaluation against technical specifications
- assessment criteria and technical investigations
- uses and design considerations

Process factors:

- compliance with Scheme requirements
- installation, delivery, handling and storage
- production and quality controls
- maintenance and repair

Ongoing contractual Scheme elements†:

- regular assessment of production
- formal 3-yearly review

KEY FACTORS ASSESSED

Section 1. Mechanical resistance and stability
Section 2. Safety in case of fire
Section 3. Hygiene, health and the environment
Section 4. Safety and accessibility in use
Section 5. Protection against noise
Section 6. Energy economy and heat retention
Section 7. Sustainable use of natural resources
Section 8. Durability

The BBA has awarded this Certificate to the company named above for the system described herein. This system has been assessed by the BBA as being fit for its intended use provided it is installed, used and maintained as set out in this Certificate.

On behalf of the British Board of Agrément

Date of issue: 24 March 2025

Hardy Giesler
Chief Executive Officer

This BBA Agrément Certificate is issued under the BBA's Inspection Body accreditation to ISO/IEC 17020. Sections marked with † are not issued under accreditation.
The BBA is a UKAS accredited Inspection Body (No. 4345), Certification Body (No. 0113) and Testing Laboratory (No. 0357).
Readers MUST check that this is the latest issue of this Agrément Certificate by either referring to the BBA website or contacting the BBA directly.
The Certificate should be read in full as it may be misleading to read clauses in isolation.
Any photographs are for illustrative purposes only, do not constitute advice and should not be relied upon.

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SUMMARY OF ASSESSMENT AND COMPLIANCE

This section provides a summary of the assessment conclusions; readers should refer to the later sections of this Certificate for information about the assessments carried out.

Compliance with Regulations

Having assessed the key factors, the opinion of the BBA is that the Sikalastic -701/-625N Locally Reinforced System, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements of the following Building Regulations:

The Building Regulations 2010 (England and Wales) (as amended)

Requirement:	**B4(2)**	**External fire spread**
Comment:		On a suitable substructure, the system can contribute to satisfying this Requirement. See section 2 of this Certificate.
Requirement:	**C2(b)**	**Resistance to moisture**
Comment:		The system will enable a roof to satisfy this Requirement. See section 3 of this Certificate.
Regulation:	**7(1)**	**Materials and workmanship**
Comment:		The system is acceptable. See sections 8 and 9 of this Certificate.

The Building (Scotland) Regulations 2004 (as amended)

Regulation:	**8(1)(2)**	**Fitness and durability of materials and workmanship**
Comment:		The use of the system satisfies this Regulation. See sections 8 and 9 of this Certificate.
Regulation:	**9**	**Building standards – construction**
Standard:	2.8	Spread from neighbouring buildings
Comment:		When applied to a suitable substructure, the system can contribute to satisfying this Standard, with reference to clause 2.8.1(1)(2). See section 2 of this Certificate.
Standard:	3.10	Precipitation
Comment:		The system will enable a roof to satisfy this Standard, with reference to clauses 3.10.1(1)(2) and 3.10.7(1)(2). See section 3 of this Certificate.
Standard:	7.1(a)	Statement of sustainability
Comment:		The system can contribute to satisfying the relevant requirements of Regulation 9, Standards 1 to 6, and therefore will contribute to a construction meeting at least a bronze level of sustainability as defined in this Standard.
Regulation:	**12**	**Building standards – conversion**
Comment:		Comments given for the system under Regulation 9, Standards 1 to 6, also apply to this Regulation, with reference to clause 0.12.1(1)(2) and Schedule 6(1)(2)

(1) Technical Handbook (Domestic).
(2) Technical Handbook (Non-Domestic).

The Building Regulations (Northern Ireland) 2012 (as amended)

Regulation:	**23(1)(a)(i)(ii)**	**Fitness of materials and workmanship**
Comment:	**(iii)(iv)(b)(i)**	The system is acceptable. See sections 8 and 9 of this Certificate.
Regulation:	**28(b)**	**Resistance to moisture and weather**
Comment:		The system will enable a roof to satisfy this Regulation. See section 3 of this Certificate.
Regulation:	**36(b)**	**External fire spread**
Comment:		On a suitable substructure, the system can contribute to satisfying this Regulation. See section 2 of this Certificate.

Additional Information

NHBC Standards 2025

In the opinion of the BBA, the Sikalastic -701/-625N Locally Reinforced System, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements in relation to *NHBC Standards*, Chapter 7.1 *Flat roofs, terraces and balconies*.

In addition, in the opinion of the BBA, the system, when installed and used in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements in relation to *NHBC Standards for Conversions and Renovations*, taking account of other relevant guidance within the chapter and the suitability of the substrate to receive the system.

The *NHBC Standards* do not cover the refurbishment of existing roofs.

Fulfilment of Requirements

The BBA has judged the Sikalastic -701/-625N Locally Reinforced System to be satisfactory for use as described in this Certificate. The system has been assessed for use as roof waterproofing on existing flat and pitched fibre cement (including asbestos) and plastisol-coated metal roofs with a maximum pitch of 70° and limited access.

ASSESSMENT

Product description and intended use

The Certificate holder provided the following description for the system under assessment. The Sikalastic -701/-625N Locally Reinforced System consists of:

- Sikalastic -625N — a one-part, moisture-triggered, aliphatic based polyurethane available in white, dark grey and light grey
- Sikalastic -701 — a two-part, polyurethane hybrid, gloss finish topcoat, available in white or light grey
- Sika Joint Tape SA — a polymeric, self-adhesive rubberised tape with a woven polyester face.

<u>Ancillary Items</u>

The following ancillary items are essential to use with the system and have been assessed with the system:

- Sika Concrete Primer — a primer for concrete substrates
- Sika Concrete Primer LO — a low odour primer for concrete substrates
- Sikalastic Metal Primer N — a two-part primer for the treatment of previously untreated metal surfaces and for spot priming of areas of corroded metal after preparation.

Definitions for products and applications inspected

The following terms have been defined for the purpose of this Certificate as:

- limited access roof — a roof subjected only to pedestrian traffic for maintenance of the roof covering, cleaning of gutters, etc
- flat roof — a roof having a minimum finished fall of 1:80
- pitched roof — a roof having a fall in excess of 1:6.

Product assessment – key factors

The system was assessed for the following key factors, and the outcome of the assessment is shown below. Conclusions relating to the Building Regulations apply to the whole of the UK unless otherwise stated.

1 Mechanical resistance and stability

Not applicable.

2 Safety in case of fire

Data were assessed for the following characteristic.

2.1 External fire spread

2.1.1 When tested to CEN/TS 1187 : 2012, Test 4 and classified to EN 13501-5 : 2016, the constructions given in Table 1 of this Certificate achieved $B_{ROOF}(t4)$ for slopes above 10°.

Table 1 External fire spread

Layer	System 1[1]	System 2[2]
Substrate[3]	1.3 mm plastisol coated steel sheet	0.7 mm plastisol coated steel sheet
Waterproofing basecoat	0.8 mm Sikalastic -625N	0.7 mm Sikalastic -625N
Waterproofing topcoat	0.16 mm Sikalastic -701	0.16 mm Sikalastic -701

(1) External fire spread classification report 19981C, issued by warringtonfire, available from the Certificate holder on request.
(2) External fire spread classification report 20227C, issued by warringtonfire, available from the Certificate holder on request.
(3) This component is outside the scope of this Certificate.

2.1.2 On the basis of data assessed, the constructions listed in Table 1 of this Certificate will be unrestricted by the documents supporting the national Building Regulations with respect to proximity to a relevant boundary.

2.1.3 The classification and permissible areas of use of other specifications must be confirmed by reference to the requirements of the documents supporting the national Building Regulations.

3 Hygiene, health and the environment

Data were assessed for the following characteristics.

3.1 Weathertightness

3.1.1 Results of a weathertightness test is given in Table 2.

Table 2 Weathertightness

Product assessed	Assessment method	Requirement	Result
Sikalastic -701/-625N Locally Reinforced System	Water vapour diffusion-equivalent air layer thickness (S_d) to BS EN 1931 : 2000 (23°C / 75% RH)	Value achieved	4.7 m

3.1.2 The watertightness and resistance to delamination of the system were assessed based on test data from a representative related system.

3.1.3 On the basis of data assessed, the system will adequately resist the passage of moisture to the interior of a building and enable a roof to comply with the requirements of the national Building Regulations.

3.1.4 The adhesion of the system is sufficient to resist the effects of wind suction, elevated temperature and thermal shock conditions likely to occur in practice.

3.2 Resistance to mechanical damage

3.2.1 Results of resistance to mechanical damage tests are given in Table 3.

Table 3 Resistance to mechanical damage

Product assessed	Assessment method	Requirement	Result
Sikalastic -701/-625N Locally Reinforced System	Tensile strength to BS EN ISO 527-3 : 1996	Value achieved	6.2 MPa
Sikalastic -701/-625N Locally Reinforced System	Elongation to BS EN ISO 527-3 : 1996	Value achieved	87.9%
Sikalastic -701/-625N Locally Reinforced System - on steel	Resistance to dynamic indentation to EOTA TR-006 : 2004	Value achieved	
	Tested at 23°C		I_4
	Tested at -20°C		I_4
Sikalastic -701/-625N Locally Reinforced System - on steel	Resistance to static indentation to EOTA TR-007 : 2004	Value achieved	
	Tested at 23°C		L_4
	Tested at 80°C		L_4
Sikalastic -701/-625N Locally Reinforced System - on concrete	Resistance to fatigue cycling to EOTA TR-008 : 2004 Tested at -10°C (1000 cycles)	Watertight and less than 75 mm delamination from the substrate	Pass

3.2.2 On the basis of data assessed, the system can accept, without damage, the limited foot traffic and light concentrated loads associated with installation and maintenance and the effects of minor movement likely to occur in practice, while remaining watertight.

3.2.3 On fibre cement roofs, where traffic in excess of the examples given in section 3.2.2 is envisaged, additional precautions must be taken to spread loads when carrying out maintenance work. Reasonable care must be taken to avoid puncture by sharp objects or concentrated loads.

4 Safety and accessibility in use

Not applicable.

5 Protection against noise

Not applicable.

6 Energy economy and heat retention

Not applicable.

7 Sustainable use of natural resources

Not applicable.

8 Durability

8.1 The potential mechanisms for degradation and the known performance characteristics of the materials in the system were assessed.

8.2 Specific test data were assessed as given in Table 4.

Table 4 Durability

Product assessed	Assessment method	Requirement	Result
Sikalastic -701/-625N Locally Reinforced System	Tensile strength to BS EN ISO 527-3 : 1996	No significant change against control	
	After heat ageing at 80°C for 160 days		Pass
	After UV ageing for 800 MJ·m^{-2}		Pass
Sikalastic -701/-625N Locally Reinforced System	Elongation to BS EN ISO 527-3 : 1996	No significant change against control	
	After heat ageing at 80°C for 160 days		Pass
	After UV ageing for 800 MJ·m^{-2}		Pass
Sikalastic -701/-625N Locally Reinforced System - on steel	Resistance to dynamic indentation to EOTA TR-006 : 2004	Value achieved	
	After heat ageing at 80°C for 160 days, tested at -20°C		I_4
	After UV ageing for 800 MJ·m^{-2}, tested at -10°C		I_4
Sikalastic -701/-625N Locally Reinforced System - on steel	Resistance to static indentation to EOTA TR-007 : 2004 After water exposure at 60°C for144 days, tested at 80°C	Value achieved	L_4
Sikalastic -701/-625N Locally Reinforced System - on concrete	Resistance to fatigue cycling to EOTA TR-008 : 2004 After heat ageing at 80°C for 160 days, tested at -10°C (50 cycles)	Watertight and less than 75 mm delamination from the substrate	Pass

8.3 The watertightness after water exposure of the system was assessed using test data from a representative related system.

8.4 Service life

Under normal service conditions, the system will have a life in excess of 20 years, provided it is designed, installed and maintained in accordance with this Certificate and the Certificate holder's instructions.

PROCESS ASSESSMENT

Information provided by the Certificate holder was assessed for the following factors:

9 Design, installation, workmanship and maintenance

9.1 Design

9.1.1 The design process was assessed by the BBA and the following requirements apply in order to satisfy the performance specified in this Certificate.

9.1.2 Decks to which the system is to be applied must comply with the relevant requirements of BS 6229 : 2018, BS 8217 : 2005 and, where appropriate, *NHBC Standards* 2025, Chapter 7.1.

9.1.3 For design purposes of flat roofs, twice the minimum finished fall must be assumed unless a detailed structural analysis of the roof is available, including overall and local deflection, direction of falls, etc.

9.1.4 Precautions must be taken before work is undertaken on fibre-reinforced asbestos roof sheets to avoid airborne asbestos fibres. Reference must be made to HSE *Health and safety guidance* HSG 33 and HSE *Asbestos essentials* A10 *Cleaning debris from guttering on an asbestos cement roof*, A12 *Cleaning weathered asbestos cement roofing and cladding* and EM9 *Disposal of asbestos waste*.

9.2 Installation

9.2.1 Installation instructions provided by the Certificate holder were assessed and judged to be appropriate and adequate.

9.2.2 Installation of the system must be carried out in accordance with the relevant clauses of BS 8000-0 : 2014 and BS 8000-4 : 1989, the Certificate holder's instructions and this Certificate.

9.2.3 The system components must be at a temperature of, or greater than, 10°C for airless spray applications. All components must be applied when the air and substrate temperatures are greater than 2°C. Special precautions may be necessary when temperatures exceed 35°C, and the Certificate holder's advice must be sought, but such advice is outside the scope of this Certificate.

9.2.4 Substrates on which the system is to be applied must be properly prepared in accordance with the Certificate holder's instructions.

9.2.5 Adhesion to substrates will depend on the condition and cleanliness of the substrate. Substrates must be visibly dry, sound and free from loose materials or contamination (eg moss or algae). The surface must be prepared to remove loose or flaking materials. Areas of corrosion on metal sheets must be treated in accordance with the Certificate holder's instructions.

9.2.6 Deck surfaces must be free from sharp projections.

9.2.7 Damaged areas of the substrate must be repaired in accordance with the Certificate holder's instructions.

9.2.8 When installing over bolt and fixing heads, a patch of Sika Joint Tape SA is applied over the head, in accordance with the Certificate holder's instructions.

9.2.9 Priming requirements of the substrate must be checked and carried out in accordance with the Certificate holder's instructions.

9.2.10 Application can be by brush, roller or spray. Brush application is normally used only for small roof areas.

9.2.11 Only areas that can be applied to the full thickness before weather changes occur must be attempted.

9.2.12 When using Sika Joint Tape SA, this is applied to the substrate prior to application of a flash coat of Sikalastic -625N coat in accordance with the Certificate holder's instructions.

9.2.13 For a smooth texture substrate, the system must be applied at the coverage rate given in Table 5. For coverage rates on intermediate, rough, porous and undulating substrates, the advice of the Certificate holder must be sought, but such advice is outside the scope of this Certificate. Once the Sikalastic -625N coat is cured, the Sikalastic -701 coat is applied.

Table 5 System coverage rates

Layer (unit)	Coverage
Sikaslastic -625N coat ($l \cdot m^{-2}$)	0.75
Sikalastic -701 coat ($l \cdot m^{-2}$)	0.4

9.2.14 Detailing (eg upstands) must be carried out in accordance with the Certificate holder's instructions.

9.2.15 The NHBC requires that the system, once installed, is inspected in accordance with *NHBC Standards* 2025, Chapter 7, Clause 7.1.11, including undergoing an appropriate integrity test, where required. Any damage to the system must be repaired in accordance with section 9.4 of this Certificate and reinspected, in order to maintain system performance.

9.3 Workmanship

Practicability of installation was assessed by the BBA and on the basis of the Certificate holder's information. To achieve the performance described in this Certificate, installation of the system must be carried out by specialist roofing contractors who have been trained and approved by the Certificate holder.

9.4 Maintenance and repair

9.4.1 Ongoing satisfactory performance of the system in use requires that it is suitably maintained. The guidance provided by the Certificate holder was assessed by the BBA and found to be appropriate and adequate.

9.4.2 The following requirements apply in order to satisfy the performance assessed in this Certificate:

9.4.2.1 The system must be the subject of six-monthly inspections and maintenance in accordance with BS 6229 : 2018, and the Certificate holder's recommendations, where relevant, to ensure continued satisfactory performance.

9.4.2.2 Asbestos pitched roofs encapsulated with the system must be the subject of six-monthly inspections, in autumn after leaf fall and in the spring, to ensure that vegetation and other debris are cleared from the roof, and that drains remain clear and functional. All works must be carried out in accordance with HSE Asbestos Essentials A10, A12 and EM9.

9.4.2.3 Minor damage can be repaired by cleaning back to the unweathered material and recoating the damaged area with the membrane at the appropriate application rate stated in Table 5 of this Certificate.

10 Manufacture

10.1 The production processes for the system have been assessed, and provide assurance that the quality controls are satisfactory according to the following factors:

10.1.1 The manufacturer has provided documented information on the materials, processes, testing and control factors.

10.1.2 The quality control operated over batches of incoming materials has been assessed and deemed appropriate and adequate.

10.1.3 The quality control procedures and product testing to be undertaken have been assessed and deemed appropriate and adequate.

10.1.4 The process for management of non-conformities has been assessed and deemed appropriate and adequate.

10.1.5 An audit of each production location was undertaken, and it was confirmed that the production process was in accordance with the documented process, and that equipment has been properly tested and calibrated.

† 10.2 The BBA has undertaken to review the above measures on a regular basis through a surveillance process, to verify that the specifications and quality control operated by the manufacturer are being maintained.

11 Delivery and site handling

11.1 The Certificate holder stated that the system components are delivered to site in packaging bearing the product name, batch number, and the BBA logo incorporating the number of this Certificate.

11.2 Sikalastic -701 Part A and Part B are packaged in 10 and 2.5 kg containers, respectively. Sikalastic -625N is packaged in 15 L containers.

11.3 Delivery and site handing must be performed in accordance with the Certificate holder's instructions and this Certificate, including:

11.3.1 The system components must be stored in a dry, shaded area, between 5 and 30°C and away from sources of ignition.

† ANNEX A – SUPPLEMENTARY INFORMATION

Supporting information in this Annex is relevant to the system but has not formed part of the material assessed for the Certificate.

Construction (Design and Management) Regulations 2015
Construction (Design and Management) Regulations (Northern Ireland) 2016

Information in this Certificate may assist the client, designer (including Principal Designer) and contractor (including Principal Contractor) to address their obligations under these Regulations.

CLP Regulations

The Certificate holder has taken the responsibility of classifying and labelling the system components under the *GB CLP Regulation* and *CLP Regulation (EC) No 1272/2008 - classification, labelling and packaging of substances and mixtures*. Users must refer to the relevant Safety Data Sheet(s).

Management Systems Certification for production

The management system of the manufacturer has been assessed and registered as meeting the requirements of BS EN ISO 9001 : 2015 by SGS (Certificate CH18/1439.00).

Additional Guidance

Installation should also be carried out to the appropriate clauses in Liquid Roofing and Waterproofing Association (LRWA) Note 7 – *Specifier Guidance for Flat Roof Falls*.

Bibliography

BS 6229 : 2018 *Flat roofs with continuously supported flexible waterproof coverings — Code of practice*

BS 8000-0 : 2014 + A1: 2024 *Workmanship on construction sites — Introduction and general principles*
BS 8000-4 : 1989 *Workmanship on building sites — Code of practice for waterproofing*

BS 8217 : 2005 *Reinforced bitumen membranes for roofing — Code of practice*

BS EN 1931 : 2000 *Flexible sheets for waterproofing — Bitumen, plastic and rubber sheets for roof waterproofing — Determination of water vapour transmission properties*

BS EN ISO 527-3 : 1996 *Plastics — Determination of tensile properties — Test conditions for films and sheets*

BS EN ISO 9001 : 2015 *Quality management systems — Requirements*

CEN/TS 1187 : 2012 *Test methods for external fire exposure to roofs*

EN 13501-5 : 2016 *Fire classification of construction products and building elements — Classification using data from external fire exposure to roofs tests*

EOTA TR-006 : 2004 *Determination of the resistance to dynamic indentation*
EOTA TR-007 : 2004 *Determination of the resistance to static indentation*
EOTA TR-008 : 2004 *Determination of the resistance to fatigue movement*

Conditions of Certificate

Conditions

1 This Certificate:

- relates only to the product that is named and described on the front page
- is issued only to the company, firm, organisation or person named on the front page – no other company, firm, organisation or person may hold or claim that this Certificate has been issued to them
- has to be read, considered and used as a whole document – it may be misleading and will be incomplete to be selective
- is copyright of the BBA
- and any matter arising out of or in connection with it or its subject matter (including non-contractual disputes or claims) is governed by and construed in accordance with the law of England and Wales
- the courts of England and Wales shall have exclusive jurisdiction to settle any matter arising out of or in connection with this Certificate or its subject matter (including non-contractual disputes or claims).

2 Publications, documents, specifications, legislation, regulations, standards and the like referenced in this Certificate are those that were current and/or deemed relevant by the BBA at the date of issue or reissue of this Certificate.

3 This Certificate will be displayed on the BBA website, and the Certificate Holder is entitled to use the Certificate and Certificate logo, provided that the product and its manufacture and/or fabrication, including all related and relevant parts and processes thereof:

- are maintained at or above the levels which have been assessed and found to be satisfactory by the BBA
- continue to be checked as and when deemed appropriate by the BBA under arrangements that it will determine
- are reviewed by the BBA as and when it considers appropriate.

4 The BBA has used due skill, care and diligence in preparing this Certificate, but no warranty is provided.

5 In issuing this Certificate the BBA is not responsible and is excluded from any liability to any company, firm, organisation or person, for any matters arising directly or indirectly from:

- the presence or absence of any patent, intellectual property or similar rights subsisting in the product or any other product
- the right of the Certificate holder to manufacture, supply, install, maintain or market the product
- actual installations of the product, including their nature, design, methods, performance, workmanship and maintenance
- any works and constructions in which the product is installed, including their nature, design, methods, performance, workmanship and maintenance
- any loss or damage, including personal injury, howsoever caused by the product, including its manufacture, supply, installation, use, maintenance and removal
- any claims by the manufacturer relating to UKCA marking and CE marking.

6 Any information relating to the manufacture, supply, installation, use, maintenance and removal of this product which is contained or referred to in this Certificate is the minimum required to be met when the product is manufactured, supplied, installed, used, maintained and removed. It does not purport in any way to restate the requirements of the Health and Safety at Work etc. Act 1974, or of any other statutory, common law or other duty which may exist at the date of issue or reissue of this Certificate; nor is conformity with such information to be taken as satisfying the requirements of the 1974 Act or of any statutory, common law or other duty of care.

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