



Technical Data Sheet

BC ECO Prime

Water-Based Acrylic Primer for Interior Surfaces

1). Product Description

BC ECO Prime is a high-quality, water-based acrylic primer formulated using special acrylic polymer technology. It provides excellent penetration, superior adhesion, high alkali resistance, and outstanding durability for interior masonry substrates. The product features ultra-low VOC content and very low odor, making it suitable for environmentally conscious construction projects.

2). Recommended Uses

BC ECO Prime is recommended as a primer for interior applications on:

- Concrete
- Cement plaster
- Gypsum plaster
- Brick masonry
- Cement boards
- Other porous mineral substrates

It provides an excellent bonding surface for subsequent water-based decorative coatings.

3). Features & Benefits

- Excellent penetration into porous substrates
- Superior adhesion to substrate and finish coats
- High alkali resistance
- Excellent durability
- Fast drying
- Ultra-low VOC
- Very low odor
- Free from formaldehyde, ammonia and APEOs
- Easy brush, roller and spray application



4). Technical Properties

Property	Typical Value
Appearance	White Liquid
Finish	Matt
Binder Type	Acrylic Polymer
Specific Gravity	1.38 ± 0.03
Viscosity	Approximately 100 KU
Volume Solids	34 ± 2 %
Recommended DFT	25–35 µm
Theoretical Coverage	9.7–13.6 m ² /L
VOC Content	<1 g/L
Surface Dry	30 minutes
Hard Dry	2 hours
Recoat Time	Minimum 8 hours
Full Cure	7 days

5). Surface Preparation

- Concrete and cementitious substrates should be cured for at least 28 days.
- Remove dust, grease, oil, laitance, salts, loose particles, curing compounds and previous unsound coatings.
- Repair holes and cracks using a suitable BCI repair material.
- Ensure the substrate is sound, clean and dry before application.



6). Application

- Stir thoroughly before use.
- Apply by brush, roller or air spray.
- Apply one uniform coat of BC ECO Prime.
- Allow the primer to dry completely before applying the finishing coat.

Application Conditions

- Application Temperature: Minimum 5°C
- Surface Moisture: Maximum 8%
- Relative Humidity: Maximum 70%

Application Tools

Method	Thinning
Brush	10–15% Clean Water
Roller	10–15% Clean Water

Actual thinning depends on application method and site conditions.

Cleaning

Clean all tools and equipment immediately after use with clean water.

7). Packaging

Available in 25 kg pail.

8). Storage

- Store in original unopened containers in a dry, shaded area between 5°C and 35°C.
- Shelf Life: 24 Months

9). Health & Safety

- Wear suitable protective gloves, goggles and protective clothing
- Avoid contact with skin and eyes.
- Ensure adequate ventilation during use.
- Keep out of reach of children.
- Refer to the Material Safety Data Sheet (MSDS) before use

DISCLAIMER

The data presented in this sheet are based on laboratory testing and practical experience. Variations in substrate, application method, and environmental conditions may impact performance. Users are advised to carry out tests under their own conditions. Building Chemistry Industry's responsibility is limited to the product replacement in cases of proven manufacturing defect.

