



ICC-ES Evaluation Report

Issued June 2023

ESR-5091

This report is subject to renewal June 2024.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

Section: 07 11 00—Dampproofing

Section: 07 13 00—Sheet Waterproofing

REPORT HOLDER:

MFM BUILDING PRODUCTS CORPORATION

EVALUATION SUBJECT:

SUBSEAL-40™ AND SUBSEAL-60™ SELF-ADHERED WATERPROOFING MEMBRANES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015 and 2012 *International Building Code*® (IBC)
- 2021, 2018, 2015 and 2012 *International Residential Code*® (IRC)

For evaluation for compliance with codes adopted by the Los Angeles Department of Building and Safety (LADBS), see [ESR-5091 LABC and LARC Supplement](#).

Properties evaluated:

- Foundation Dampproofing
- Foundation Waterproofing

2.0 USES

The SubSeal-40™ and SubSeal-60™ are self-adhering dampproofing and waterproofing membranes applied to the exterior of foundation walls of parged concrete masonry units or cast-in-place concrete construction. The membranes are alternatives to the dampproofing and waterproofing materials specified in IBC Sections 1805.2 and 1805.3 and IRC Sections R406.1 and R406.2.

3.0 DESCRIPTION

SubSeal-40™ and SubSeal-60™ are self-adhering composite membranes comprised of a multi-layer, cross-laminated polyethylene film that is coated with a rubberized asphalt adhesive. The SubSeal-40™ and SubSeal-60™ membranes have a resistance to hydrostatic pressure of 22.5 psi (155 kPa) over a 1/8-inch-wide crack

(3.18 mm) when installed in accordance with Section 4.0 of this report and tested in accordance with ASTM D5385.

The SubSeal-40™ membrane has an overall nominal thickness of 40 mils [0.04 inch (1.02 mm)] and is supplied in rolls 75 feet long (22.9 m) with various widths available. The SubSeal-60™ membrane has an overall nominal thickness of 60 mils [0.06 inch (1.52 mm)] and is supplied in rolls 60 feet long (18.3 m) and 12 and 37 inches wide (305 and 940 mm).

4.0 INSTALLATION

Installation of the SubSeal-40™ and SubSeal-60™ membranes described in this report must comply with the applicable code, the report holder's published installation instructions and this report. The report holder's published installation instructions must be available at all times on the jobsite during installation.

The membranes are applied to the exterior vertical surfaces of foundation walls of cast-in-place concrete or parged and nonparged masonry unit constructions. Before the membrane is applied to an exterior foundation surface, the surface must be dry, fully cured and primed with an MFM-approved primer before applying the SubSeal-40™ or SubSeal-60™ membranes. The releaser liner that protects the adhesive must be removed as the membrane is installed. Side laps and end laps seams must be overlapped a minimum of 3 inches (76.2 mm) and 6 inches (152 mm), respectively. The entire surface including all lap seams must be rolled. The air and substrate temperature during application must be in the range of 50°F to 105°F (10°C to 41°C)

5.0 CONDITIONS OF USE

The SubSeal-40™ and SubSeal-60™ described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Installation shall comply with this report, the manufacturer's published installation instructions and the applicable code.
- 5.2 When use is in dampproofing applications, a subsurface soil investigation of the level of groundwater at the construction site must be performed to verify the nonexistence of hydrostatic pressure.

- 5.3 The design and installation of the foundation drainage system is outside the scope of this report. The foundation drainage system must be installed in accordance with IBC Section 1805.4 or IRC Section R405, as applicable.
- 5.4 The backfill of the foundation must be clean soil free of rocks or any other deleterious materials and placed so as not to damage the foundation or the membrane system. For jurisdictions adopting the IBC, the backfill must be placed in lifts and compacted. The design and construction of the foundation is outside the scope of this report. For jurisdictions adopting the IRC, local backfilling requirements must be followed.
- 5.5 The products are manufactured under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Self-adhered Thermoplastic Below-grade, Dampproofing and Waterproofing Sheet Membranes (AC527), dated October 2021 (editorially revised May 2023).

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-5091) along with the name, registered trademark, or registered logo of the report holder (MFM Building Products Corporation) must be included in the product label.
- 7.2 In addition, each carton is identified with a label bearing the product name (SubSeal-40™ or SubSeal-60™), the production date, and the report holder's (MFM Building Products Corporation) address.
- 7.3 The report holder's contact information is the following:

MFM BUILDING PRODUCTS CORPORATION
525 ORANGE STREET
COSHOCTON, OHIO 43812
(740) 622-2645
www.mfmbp.com

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1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the SubSeal-40™ and SubSeal-60™ membranes described in ICC-ES evaluation report [ESR-5091](#), have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 *City of Los Angeles Building Code* (LABC)
- 2023 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The SubSeal-40™ and SubSeal-60™ membranes, described in Sections 2.0 through 7.0 of the evaluation report [ESR-5091](#), comply with the LABC Chapter 18, and the LARC, and are subject to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The SubSeal-40™ and SubSeal-60™ membranes described in this evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report [ESR-5091](#).
- The design, installation, conditions of use and identification of the SubSeal-40™ and SubSeal-60™ membranes are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report [ESR-5091](#).
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16, 17 and 18, as applicable.

This supplement expires concurrently with the evaluation report, issued June 2023.