

MICROTECH BIOCIDE

SPECIAL PROPERTIES

- **Unique micro emulsion system.**
- **Instantaneous action against dry rot.**
- **Deep penetration in masonry.**
- **Non-flammable.**

DESCRIPTION

Microtech Biocide is a unique formulation containing 'Polyphase' (a carbonate fungicide) for the control of dry rot (*Serpula lacrymans*) in walls and the removal and prevention of moulds, algae, mosses and lichens from interior/exterior surfaces. The special properties of this unique micro emulsion system give fast action and excellent absorption rates in walls when sprayed or injected.

Approved under the Control of Pesticides Regulations 1986.

FOR USE ONLY BY PROFESSIONAL OPERATORS
FOR USE ONLY AS A SURFACE BIOCIDE

Dry Rot Treatment

PREPARATION

Rectify the defects contributing to the damp conditions which caused the outbreak (e.g. repair rain water drainage systems, rood leaks, tec. Improve sub-floor ventilation, install DPC).

Expose the full extent of the outbreak, including a margin of clearance beyond the last visible signs of growth in all directions, remove all mycelium, built-in timber lintels, wall plates, bonding timbers and plugs



from the affected walls and clearance areas and dispose of by burning. N.B. If it is considered impractical to remove all timber from infected walls etc., it may be possible to protect the in-situ depending on the precise conditions prevailing etc. For further advice, consult the Wykamol Technical Department.

Dilution - In a clean plastic drum add one litre of concentrate to 24 litres of clean water (makes 25 litres of final solution; rinse container prior to disposal). Once diluted, the **Microtech Biocide** solution remains stable for at least 7 days but should be agitated before use after lengthy storage. Drums of diluted material must be clearly labelled with the HSE number etc. Before starting work ensure the following statutory precautions are observed.

Wear suitable protective clothing (coveralls) and synthetic rubber/PVC gloves plus eye protection when diluting or spraying overhead. Avoid excessive contamination of overalls and launder regularly. Cover water storage tanks before application. Do not breathe spray mist. When using, do not eat, drink or smoke. Do not contaminate watercourses or ground. Prevent any surface run-off from entering drains. Dispose of waste material or container safely.

APPLICATION

Walls

Walls should be treated in depth with diluted **Microtech Biocide** at the rate of 10 litres per m³ of brickwork masonry. 4.5" (115mm) brick walls can normally be treated by generous low pressure spray application (at 1 litre per 2m²) to both sides of the wall. Thicker walls will need to be drilled at approximately 230mm staggered intervals over the area to be treated (12-16mm drill bit). Holes should be angled downward between 30° and 45° to facilitate filling them with the treatment solution.

When the walls are drilled from both sides, the depth of the hole should reach the centre of the wall. If the walls are drilled from one side only, the depth of the holes should extend to within approximately 50mm of the reverse face of the wall. Such treatments should be completed by surface application to both faces of the walls, although external walls need not be sprayed from the outside.

11" (280mm) cavity walls can be treated as two separate 4.5" (115mm) walls providing sufficient access at suitable intervals to the cavity has been made to ensure proper application of the Biocide to the faces of the brickwork exposed within the cavity. It should be ensured that the cavity is clear and where possible, ventilated.

Local conditions, wall materials and type of construction would determine any variations which may be necessary to the suggested method of treatment to ensure the correct quantity of fluid (10 litres per m³) is evenly distributed within the mass of brickwork or masonry being treated.

Floors

Where the fungal growth has extended into the sub-floor area below a timber ground floor structure, the base of the structural walls, sleeper walls and oversite of the affected area must also be treated with **Microtech Biocide**. Where the growth has penetrated a concrete oversite or subsoil it should be excavated and the exposed surface treated with **Microtech Biocide** solution.

Note: areas below ground level (where sources of moisture cannot be isolated) may not be suitable for treatment using the above procedures.

FINISHING

N.B. UNPROTECTED PERSONS AND ANIMALS SHOULD BE KEPT AWAY FROM TREATED AREAS FOR 48 HOURS OR UNTIL SURFACES ARE DRY.

Ideally, any area affected by dry rot should be left exposed as long as possible after treatment to facilitate rapid drying out of the masonry/oversite. Nevertheless, re-instatement including re-plastering can proceed without delay after the application of **Microtech Biocide** if required (see Wykamol Re-plastering Specification Data Sheet).

All replacement timbers should be treated with a suitable Microtech or Wykabor wood preservative (see separate data sheets) and isolated from direct contact with masonry (e.g. use DPC material behind studwork from dry lining plasterboard or galvanised steel hangers to support joist ends). In cases where damp conditions are likely to persist, timbers should be treated by industrial pre-treatment as detailed in BS 5589 : 1989.

If an adequate sub-floor ventilation system was a contributory factor to the Dry Rot outbreak, steps must be taken to improve the system. This can normally be achieved by inserting additional or larger air bricks, strategically placed and free from obstruction (see BRE DAS 73, 1986) Any obstructions within the sub-floor areas which would impede the cross flow movement of air must be dealt with. A satisfactory sub-floor ventilation system is one which will maintain the moisture content of the under side of the floor structure below 20%.

External Treatments (Algae/Moss/Lichens)

PREPARATION

In cases of severe moss build up on surfaces, remove as much as possible by physical means or break up the surface before proceeding as below. Observe the general precautions listed under DRY ROT TREATMENTS. Some species of lichens are resistant to treatment due to their impervious surface. To optimize the effect of the biocide solution it is advisable to abrade the face of such growths prior to treatment (e.g. by wire brush).

APPLICATION

Following dilution (see above), application can be either with a low pressure pneumatic sprayer (course spray) or by a watering can with a fine rose attachment. For small items such as headstones, etc., Microtech Biocide solution may be applied by brush provided the solution is flooded generously into inscriptions and other cavities. Always direct the spray away from the body; do not spray directly overhead.

For maximum effectiveness Microtech Biocide should be applied when surfaces are reasonably dry and when rain is not imminent. Treatment should take place in wind free conditions to minimise spray drift.

Once existing organic growth has been killed by initial application (1-7 days) this should be removed by brushing or power hosing followed by a second application of Microtech Biocide. In the case of roof treatments temporary wire netting guards should be provided over down pipes and the gutters cleared of dead moss, etc. once all the debris has been removed.

Retreatment will be necessary at intervals to prevent growth becoming re-established. The life of treatments may be considerably shortened on

- surfaces subject to excessive mechanical wear
- very dense substrates which do not absorb much fluid
- surfaces where dirt etc. is allowed to accumulate
- persistently damp surfaces.

Note: We do not recommend the use of this product on asbestos cement surface due to the risk of fibre release and dispersal during cleaning.

Treatments prior to painting/mould control

PREPARATION AND APPLICATION

Removal of all organic growth from plaster and masonry surface is an essential pre-requisite for the successful performance of decorative coatings. For Exterior Coatings proceed as above. For interior work, most races of mould, algae, etc. should be removed initially by normal cleaning methods, followed by an application of **Microtech Biocide** solution. On relatively non-porous surfaces such as painted plaster or ceramic tiles the application rate can be reduced and the treating solution applied by fine mist spray. N.B. Mould etc. colonies can cause damage to underlying substrates (paint, wallpaper). Care should be taken to ensure damaged decorations are removed prior to treatments and/or new coatings being applied.

FINISHING

As soon as the surface is dry the decorative finish can be applied. Advice on suitable paints and their application can be obtained from the Wykamol Technical Department.

PRODUCT DATA

Appearance	Clear, straw coloured liquid.
Coverage	1 litre/2-5m ² , 10 litres/m ³ (diluted solution).
Shelf Life	Concentrate: 12 months in sealed containers Dilute solution: Use within one month of preparation
Storage	Protect concentrate and dilute solution from extremes of temperature (store at 5° - 25° C). Keep away from food, drink and animal feeding stuffs. Keep out of reach of children.
Packaging	1 litre containers only (makes 25 litres diluted)
Cleaning	All equipment should be thoroughly cleaned and rinsed out in water after use (keep for subsequent dilutions or dispose of safely). Wash hands and exposed skin before and after use.
Safety	Concentrate – Irritating to eyes and skin (not classified after dilution). Certain statutory regulations apply to this product – read the label before use (and see above). More detailed information for hazard assessment, emergency procedures, etc. are available in the Microtech Biocide Material Safety Data Sheet.

TECHNICAL INFORMATION

This data sheet is intended for the use of Professional remedial operators and is Compiled accordingly. Further guidance On the use of masonry biocides as part of a strategy for the control of dry rot can Be found in Remedial timber treatment in Buildings (HSE Books, ISBN 0-11-885987-0) And the BWPDA Code of Practice for Remedial Timber Treatments. In the area Of external biocide treatments, consult BRE Digest 370.

For further advice on the Use of Wykamol products, contact the Technical Department.

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