



**TECHNICAL DATA SHEET**  
**BT25XL™**  
**Window and Door Flashing Tape**

**TECHNICAL DATA**

Properties	Test Method	Test Results
Color		White/Gray
Thickness		25 mils
Tensile Strength	ASTM D1970 Section 7.3	MD = 221 psi / CD = 245 psi
Self Sealability / water penetration resistance around nails	ASTM D1970 Section 7.9	After 24 hour – Pass After thermal cycling - Pass
90°Peel adhesion	ASTM D3330, Method F 1.5 lbs/in min	Pass on OSB, Aluminum, Vinyl, Plywood, Stucco, Fiber-cement, glass-faced gypsum and ICF foam
90°Peel adhesion after accelerated aging	ASTM D3330, Method F 1.5 lbs/in min	Pass
90°Peel adhesion at elevated temperature	ASTM D3330, Method F 1.5 lbs/in min	Pass @ Level 3 - 80°C (176°F) 7 days
90°Peel adhesion after thermal cycling	ASTM D3330, Method F 1.5 lbs/in min	Pass
90°Peel adhesion after water immersion	ASTM D3330, Method F 1.5 lbs/in min	Pass
Cold temperature pliability	ASTM C765	Pass
Peel from itself (overlap)	AAMA 711 Annex 2	Pass
Low Temperature Flex	ASTM D1970	-20F (-29C) No cracks or delamination
Elongation @ Break (%)	ASTM D1970	MD = 569 / CD = 578
Elongation (adhesive only)	ASTM D412	500%
Permeance	ASTM E96	0.01 perms max
Installation Temperature		40°F to 120°F (5°C to 48°C) (see P3 for cold weather application)
In-Service Temperature		-45°F to 240°F (-42°C to 116°C)

**PACKAGING**

Roll Widths: 4", 6", 9", 12", 18", 36"  
Roll Length: 75 and 100 feet

**DESCRIPTION**

**BT25XL™** is a cold applied self-adhering membrane composed of a tough cross laminated High Density Polyethylene surface coated on one side with a proprietary blend of polymer modified asphalt adhesive.

## **FEATURES**

- Proprietary blend of polymer modified asphalt adhesive
- 120 Day UV exposure rating
- Meets or exceeds AAMA 711-13 requirements for self-adhered window and door flashing
- Meets and/or exceeds CSA A440.4-07 requirements for window and door flashing
- Seals nails and staples
- Compatible with and will adhere to most construction surfaces<sup>1</sup>

## **USES**

Used as a complete waterproof self-adhered flashing for window and door installations to create a positive air/vapor barrier in everyday construction. Safe for use on most wood (avoid using over soft woods that have a high resin concentration), wood clad windows, aluminum, fiberglass and vinyl windows and doors

Sealing joints in exterior sheathing

Sealing penetrations in roof and wall systems- we recommend using Protecto Form Flash 1 for walls and or Form Flash 2 for roofs

## **LIMITATIONS**

Not recommended for use on windows or doors that incorporate a highly plasticized nailing flange or drip cap, consult window manufacturer to determine nailing flange type.

Not recommended for use over or near solvent-based sealants. See Technical Letter Chemical Compatibility.

Not recommend to be applied over uncured (wet) sealants or adhesives, even if compatible

Not recommended for use over or in contact with PVC, TPO and EPDM type materials.

Not recommended for roofing applications or in high temperature applications to exceed 240°F (116°C).

## **SHELF LIFE**

**BT25XL** maintains optimum initial adhesion to substrates when used within one year from the date of manufacture.

## **STORAGE**

**BT25XL** should be stored in the original, unopened container at ambient temperatures between 40°F to 90°F (5°C to 32°C). Storage area should remain dry and out of direct sunlight. Do not remove materials from original containers until ready for use. Do not double stack pallets. Store open containers in an airtight manner.

Cold Weather Storage – products should be stored in original containers in a warm dry area between 50 °F to 90°F (10°C to 32°C). Product should be kept warm a minimum of 24 hours prior to and just up to installation.

## **PREPARATION**

All surfaces shall be clean, dry and free of any foreign materials. The surface shall be free of gaps, sharp edges and protrusions.

Metal surfaces may need to be solvent wiped and/or abraded to achieve optimum adhesion.

<sup>1</sup> Note: If surface is DensGlass Gold®, OSB, Concrete block (CMU), masonry, fiber board sheathing, exterior gypsum, saturated felt type building wrap or cannot be cleaned to a like new surface or the surface is damp or below 40°F (5°C), primer should be used prior to the application of the membrane. Some housewrap materials may require primer, test for adhesion prior to full application.

Protecto Wrap Company recommends field testing substrates for adhesion before full application. If adhesion to substrate is found to be marginal, then a primer shall be used to ensure optimal adhesion. Refer to: Technical Letter Primer Recommendations; Technical Letter Adhesion to Substrates.

## **PREPARATION**

When used on ICF, the surface must be clean, dry and free of all dirt, dust and debris prior to application of the membrane. Protecto Wrap Company recommends testing the ICF for adhesion. If adhesion to the ICF substrate is found to be marginal, then only the Universal Water Based Primer shall be used to ensure optimal adhesion.

## **APPLICATION**

Apply first piece of **BT25XL** to the rough opening sill; the **BT25XL** should overlap the housewrap or building paper at the sill. Firmly roll into place using a hand roller (J-roller, Laminate roller) to smooth out any wrinkles, air bubbles or creases that would allow water to migrate behind the membrane. Set window into the rough opening and fasten per window manufacturer's instructions. Apply vertical pieces of **BT25XL** over the nailing flange at the sides of window frame and directly onto the exterior sheathing, firmly roll into place using a hand roller to smooth out any wrinkles, air bubbles or creases, apply the final piece of **BT25XL** over the top nail flange and overlap the vertical sides pieces adhering directly to the exterior sheathing, firmly roll into place using a "J" roller or hand roller to smooth out any wrinkles, air bubbles or creases. Apply housewrap or building paper over the **BT25XL** at the sides and head of the window. Use housewrap tape or equivalent to seal the housewrap to the exterior of the **BT25XL**.

For ceiling and soffit applications: the substrate must be fully primed and allowed to cure prior to full application. Membrane should be firmly rolled into place using a hand roller to smooth out any wrinkles, air bubbles or creases. Mechanical fasteners should be applied at perimeter of membrane as needed to ensure full contact.

**Cold Weather Applications**, products should be stored in original containers in a warm dry area between 50 °F to 90°F (10°C to 32°C). Product should be kept warm a minimum of 24 hours prior to and just up to installation. Protecto Wrap Company recommends testing substrates for adhesion. If adhesion to substrate is found to be marginal and temperature is below 40°F, then a primer shall be used to ensure optimal adhesion. Refer to: "Technical Letter Cold Weather Applications".

\* Additional methods and detail drawings can be found at [www.protectowrap.com](http://www.protectowrap.com) or call (800) 759-9727.

## **CLEAN UP**

Dispose of waste in accordance to local requirements. Control worksite so that boxes and release liner do not present a hazard. Packaging materials and release liner can be recycled.

## **CAUTION**

**BT25XL** should not come into contact with solvent based products, polysulfide's, plasticized PVC, TPO and EPDM type roofing materials or high concentrations of resins (pitch) as found in soft woods.

Protecto Wrap Company recommends the use of safety glasses and gloves. Protecto Wrap Company recommends the use of appropriate fall protection when working above ground level.

## **LIMITED WARRANTY**

This product is covered by the Protecto Wrap Standard 10 Year Limited Warranty.

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Made in U.S.A.