



NEMO EVALUATIONS REPORT

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Revision 0: 2025-08-26
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Leadax Americas
FL47773

Nemo|cert.
353 Christian Street, Unit 12b
Oxford, CT 06478
(475) 888-CERT (2378)
www.nemocert.com

INSPECT

CERTIFY

EVALUATE

VALIDATE

QUALIFY

NEMO EVALUATION REPORT (NER)



Leadax Americas
700 S. Rosemary Ave., Suite 30
West Palm Beach, FL 33401
(561) 388-5036

SUBJECT: Flexobit and Flexowall Waterproofing Applications

SCOPE: This NEMO Evaluation Report (henceforth 'NER') is issued under F.A.C. [Rule 61G20-3](#) and the applicable rules and regulations governing Product Approval of construction materials in the State of Florida and ISO/IEC 17065 via [NEMO|cert.](#) NEMO Evaluations has evaluated the product described herein for compliance with the [Code sections noted herein](#).

CODE: 2024 International Building Code
2023 Florida Building Code, 8th Edition

FBC JURISDICTION: Non-HVHZ and HVHZ

CATEGORY: **FBC:** Roofing **NEMO:** Waterproofing

SUB-CATEGORY: **FBC:** Waterproofing

CSI DIVISION: 07 00 00 Thermal and Moisture Protection
07 13 00 Sheet Waterproofing

EVALUATED PROPERTIES: Foundation waterproofing

METHOD: Method 2, Option A – Non-Codified Material, Evaluation by Evaluation Entity

COMPLIANCE STATEMENT: **Flexobit** and **Flexowall**, as produced by **Leadax Americas**, have demonstrated compliance with the [Code sections noted herein](#) through testing in accordance with the referenced Standards, rational analysis and an ongoing quality assurance program. Compliance is subject to the [Installation Requirements](#) and [Limitations of Use](#) set forth herein.

QUALITY ASSURANCE: Evidence of current quality assurance shall be listing and labeling in accordance with the requirements of [NEMO|cert.](#)

CONTINUED COMPLIANCE: This NER is valid until such time the named product(s) change, the referenced Quality Assurance changes, or the evaluated Code provisions change. NEMO Evaluations require, at minimum, a complete review of this NER with each 3-year Code Cycle.

BUILDING PERMIT REQUIREMENTS: As required by the Building Official or Authority Having Jurisdiction to evaluate the installation of this product.

ADVERTISEMENT: "NEMO Evaluated" may be displayed in advertising literature. If any portion of the NER is displayed, it shall be displayed in its entirety.

CERTIFICATION OF INDEPENDENCE:

- ✓ NEMO CERT, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
- ✓ NEMO CERT, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
- ✓ This is a building code evaluation. NEMO CERT, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance.





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1. CODES, PROPERTIES AND STANDARDS:

CODE	SECTION	PROPERTY	STANDARD
2024 International Building Code	104.2.1	Listed compliance	AC114
	104.2.3.6.1	Evaluation Reports	ISO/IEC 17065
	1805.3.1	Waterproofing, Floors	N/A
	1805.3.2	Waterproofing, Walls	N/A
	1504.4.1	Wind resistance	FM 4474 or UL1897
2023 Florida Building Code, 8 th Edition	104.11	Alternative Materials	N/A
	1504.3.1	Wind resistance	FM 4474 or UL1897
	1523.6.2, TAS 110	Wind resistance	TAS 114, Appendix C, D or J

2. PRODUCTS:

TABLE 1A: EVALUATED MEMBRANES (NEMO Certified. Consult Directory of Certified Products for production location(s))		
PRODUCT	MATERIAL STANDARD	DESCRIPTION
Flexobit	NEMO-VPA 25-0004	SBS modified bituminous, unreinforced, waterproofing membrane for use in horizontal and vertical applications of below-grade masonry and concrete foundation walls up to 30-inch in height on walls. Used in tandem with Flexowall in vertical waterproofing applications that exceed 30-inch in height. The membranes are alternates to the waterproofing materials set forth in IBC Section 1805.3 and as alternates to waterproofing systems as set forth in FBC Section 1519.16 when protected by overburden (3.4)
Flexowall	NEMO-VPA 25-0004	SBS modified bituminous, polyester-glass reinforced, waterproofing membrane for use vertical applications as a standalone waterproofing membrane. Used in tandem with Flexobit in below-grade and split-slab waterproofing applications. The membranes are alternates to the waterproofing materials set forth in IBC Section 1805.3 and as alternates to waterproofing systems as set forth in FBC Section 1519.16 when protected by overburden (3.4).

TABLE 1B: TYPICAL NOMINAL PROPERTIES				
PROPERTY		STANDARD	RESULTS	
			FLEXOBIT	FLEXOWALL
Thickness	mils	D5147	197	183
Net mass	lbs/100ft ²	D5147	100	118
Tear strength	lbf	D5147	11	MD: 112
				XMD: 72
Dimensional stability	%	D5147	MD: 1.8	MD: 0.0
			XMD: 0.4	XMD: 0.0
Compound stability	°F	D5147	Pass 215	Pass 215
Load-Strain Characteristics at 73°F:				
Maximum load, control	lbf/in.	D5147	6	MD: 69
				XMD: 50
Elongation max load, control	%	D5147	>1307 ¹	MD: 55
				XMD: 61
Ultimate elongation, control	%	D5147	>1307 ¹	MD: 148
				XMD: 253
Maximum load, post HA	lbf/in.	D5147	4	MD: 99
				XMD: 63

¹ Elongation performance of Flexobit exceeds the range of the load-frame.



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TABLE 1B: TYPICAL NOMINAL PROPERTIES

PROPERTY		STANDARD	RESULTS		
			FLEXOBIT	FLEXOWALL	
Elongation max load, post HA	%	D5147	>1307 ¹	MD: 55 XMD: 61	
Ultimate elongation, post HA	%	D5147	>1307 ¹	MD: 87 XMD: 111	
Puncture resistance	lbf	E154, Sec. 10	See Footnote 2	179	
Adhesion strength (to concrete substrate)	lbf	D903	See Footnote 3	26	
Lap seam strength	lbf	D1876	Not Tested	40	
Water vapor permeance (control condition)	Perms	E96 (B)	0.0	Not Tested	
Hydrostatic pressure resistance (control condition)	ft-head of water	D5385	173 (See Footnote 4)	231	
Resistance to Soil Decay:					
Weight-loss (post-burial)	% by mass	E154	-4%	Not Tested	
Water vapor permeance (post-burial)	Perms	E96 (B)	0.0		
	% change from control		0		
Hydrostatic pressure resistance (post-burial)	ft-head of water	D5385	208 (See Footnote 4)		
Chemical Exposure Resistance:				AC114, Sec. 4.10	
Post-Chemical-Exposure (ammonium chloride, NH ₄ Cl)	Maximum load at 73°F	lbf/in	D5147	8	Not Tested
		% retained		152	
	Elongation max load at 73°F	%	D5147	>1307 ⁵	
		% retained		> 100	
Post-Chemical-Exposure (sodium sulfate, Na ₂ SO ₄)	Maximum load at 73°F	lbf/in	D5147	9	Not Tested
		% retained		162	
	Elongation max load at 73°F	%	D5147	>1307 ⁵	
		% retained		> 100	

² Specimen did not puncture; continued to stretch until the displacement exceeded the fixture height.

³ Specimen did not peel from substrate; continued to stretch until exceeding range of load frame.

⁴ Product modified with fiberglass reinforcement per customer directive.

⁵ Elongation performance of Flexobit exceeds the range of the load-frame after chemical exposure.



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3. INSTALLATION:

3.1 **Flexobit and Flexowall** shall be installed in accordance with **Leadax Americas** published installation instructions, subject to the [Limitations of Use](#) noted herein. Published installation instructions shall be available onsite at all times during installation. In the event of conflict between this NER and the manufacturer’s published instructions, this report governs.

3.2 Surface Preparation:

- (a) The masonry or concrete substrate shall be structurally sound and cured prior to application of the waterproofing membrane, to the satisfaction of **Leadax Americas** and the Authority Having Jurisdiction.
- (b) The substrate bonding surface shall be clean, free of voids, oxidation, oils, wax, dust or other bond-breaking substances. Consult **Leadax Americas** for appropriate primers when deemed appropriate by the installer or Authority Having Jurisdiction.
- (c) Cracks, corners, joints, fasteners, vertical-to-horizontal junctures and penetrations of the walls and floors to which **Flexobit** and **Flexowall** systems are applied shall be made watertight in accordance with the applicable code, to the satisfaction of **Leadax Americas** and the Authority Having Jurisdiction, prior to installation of the waterproofing membrane.

3.3 Waterproofing Components:

For bonded membrane applications, unless otherwise noted, refer to the following:

TABLE 3: WATERPROOFING APPLICATIONS			
APPLICATION	MATERIALS	APPLICATION	NOTE
HORIZONTAL	Flexobit	Torch-Applied	
VERTICAL:	Flexobit	Torch-Applied	Used in tandem with Flexowall in vertical applications that exceed 30-inch in height.
	Flexowall	Torch-Applied	
BELOW-GRADE AND SPLIT-SLAB:	Flexowall	Torch-Applied	Used in tandem with Flexobit for below-grade and split-slab waterproofing systems
	Flexobit	Torch-Applied	

Ensure the application forms a continuous membrane. The finished waterproofing membrane shall be allowed to cure minimum 24-hours prior to placement of backfill.

3.4 Overburden:

- (a) Overburden of soil and plantings (for ‘garden roofs’, root barriers, filter fabric, drainage components, EPS / XPS insulation, etc.) or concrete topping slabs, that are specified by the Designer of Record, acceptable to the Authority Having Jurisdiction and do not form part of the load path to the waterproofing system, are permissible over the assemblies noted herein with no adverse effect on the wind uplift performance of the waterproofing system.
- (b) The Authority Having Jurisdiction may require integrity flood testing (ASTM D5957) or Electric Field Vector Mapping tests of all waterproofing systems prior to placement of overburden materials. Testing, if required by the Authority Having Jurisdiction, should be conducted by a qualified testing agency or professional.
- (c) For proprietary overburden components referenced herein, produced by a Product Manufacturer other than the report holder on [Page 1](#) of this NER:
 - NEMO CERT, LLC does not purport to have evaluated said components for Code compliance. The scope of evaluation is limited to the as-tested interface of said components with the waterproofing systems.
 - Refer to the Approval documentation held by the component manufacturer to confirm Quality Assurance in accordance with **F.A.C. Rule 61G20-3**.
 - Florida Specific: Proprietary exterior elevated flooring systems shall demonstrate compliance with **FBC 3115** to the satisfaction of the Authority Having Jurisdiction.



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4. LIMITATIONS OF USE:

4.1 General:

4.1.1 This is a building code evaluation. NEMO CERT, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance. NERs are not to be construed as representing any attributes not specifically listed, nor are NERs to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by NEMO CERT, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

4.1.2 For foundation waterproofing components:

- (a) The foundation itself shall be in accordance with IBC requirements to the satisfaction of the Authority Having Jurisdiction.
- (b) Application is limited to positive-side (exterior) surfaces of below-grade vertical and horizontal applications of masonry and concrete foundation.
- (c) The maximum allowable hydrostatic pressure and lowest allowable crack-bridging temperature set forth in [Table 1b](#) shall not be exceeded.

4.1.3 For above-deck waterproofing components:

- (a) Decks and structural members shall be in accordance with applicable Code requirements to the satisfaction of the Authority Having Jurisdiction.
- (b) Unless otherwise noted, reference to 'structural concrete' pertains to min. 2,500 psi structural concrete, and excludes 'structural lightweight concrete'.

4.1.4 Fire Classification:

- (a) Refer to **IBC, FBC 1505, FBC HVHZ 1516** and the fire classification certificate for the waterproofing cover manufacturer for requirements and limitations regarding waterproofing assembly fire classification.

4.1.5 Quality Assurance:

All components in the waterproofing assembly shall have quality assurance surveillance. Florida Product Approval, this shall be in accordance with **F.A.C. Rule 61G20-3**. For components listed herein that are produced by a manufacturer other than the report holder on [Page 1](#) of this NER, refer to the supporting evidence held by the component manufacturer.

4.2 Jurisdiction Specific:

	IBC, FBC Non-HVHZ	FBC HVHZ
4.2.1	This NER does not include evaluation of roof edge termination. Refer to IBC 1504.6 or FBC 1504.5 for requirements and limitations regarding edge securement for low-slope roofs.	This NER does not include evaluation of roof edge termination. Refer to RAS 111 for requirements and limitations regarding edge securement for low-slope roofs.
4.2.2	Refer to IBC 1512 or FBC 1511 for requirements and limitations regarding recover installations.	Refer to FBC HVHZ 1521 for requirements and limitations regarding recover installations.
(a)	RESERVED	RESERVED
(b)	For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with ANSI/SPRI IA-1, FM Loss Prevention Data Sheet 1-52 or TAS 124 shall be conducted on mock-ups of the proposed interface.	For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive to be installed. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with TAS 124 shall be conducted on mock-ups of the proposed interface.
(c)	RESERVED	RESERVED



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ISO/IEC 17065

IBC, FBC Non-HVHZ	FBC HVHZ
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4.2.3 Wind Load Resistance:

- | | |
|--|---|
| <p>(a) Refer to Section 4.3 for a tabulated summary of assembly listings and maximum allowable design pressures.</p> <p>(b) “MDP” = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per FBC 1504.9 has already been applied). Refer to IBC / FBC 1609 for determination of design wind loads.</p> <p>(c) The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with IBC / FBC Chapter 16. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are ANSI/SPRI WD1, FM Loss Prevention Data Sheet 1-29, RAS 117 and RAS 137. Assemblies marked with an asterisk* carry the limitations set forth in Section 2.2.10.1 of FM Loss Prevention Data Sheet 1-29 for Zone 2/3 enhancements.</p> <p>(d) For fully-adhered installations, the maximum design pressure for the selected assembly shall meet or exceed the critical design pressure. Rational analysis is not permitted.</p> <p>(e) For protected membrane waterproofing designs involving ballast, the ballast design shall comply with ANSI/SPRI RP-4.</p> | <p>“MDP” = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per TAS 114 has already been applied). Refer to FBC HVHZ 1620 or RAS 128 for determination of design wind loads.</p> <p>Assemblies having a MDP < 45.0 psf are not permitted in FBC HVHZ jurisdictions. The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with FBC HVHZ 1620 or RAS 128. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Analysis shall be in accordance with RAS 117 or RAS 137.</p> <p>For assemblies marked with an asterisk*, the maximum design pressure (MDP) limitation shall be applicable to all roof pressure zones. Rational analysis is not permitted.</p> <p>Ballasted systems are not permitted in FBC HVHZ jurisdictions.</p> |
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4.3 System Listings and Allowable Design Pressures: See [Section 4.2.3](#)

TABLE 4: STRUCTURAL CONCRETE DECKS – NEW CONSTRUCTION OR REROOF (TEAR-OFF) SYSTEM TYPE F: NON-INSULATED, BONDED ROOF COVER						
Sys. No.	Deck (4.1.3, 4.2.2)	WATERPROOFING (3.3)		DRAINAGE	OVERBURDEN (3.4)	MDP (PSF)
		TYPE	APPLICATION			
C-1.	Structural concrete	Flexobit	Torch-Applied	None	Drainage board and structural concrete topping slab	N/A