MAXTERRA®

Build Faster. Build Safer. Build Smarter.

Multifamily and Hotel Developers Face Real Challenges

Building faster without sacrificing quality or structural performance should be the standard. But reliance on traditional materials and methods always seems to require a compromise.

MAXTERRA® changes that.

Our high-performance solutions for both **floor systems** and **wall systems** are engineered to meet the demands of multifamily and hotel projects.
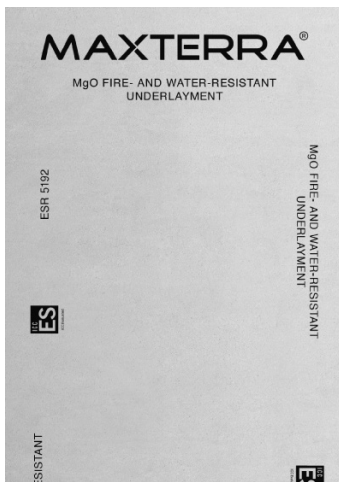
Every **MAXTERRA®** product is manufactured under stringent quality control requirements with regular audits, tested in the most highly qualified, accredited laboratories, and third-party certified by the International Code Council Evaluation Service (ICC-ES), the most trusted name in the business.

With **MAXTERRA®**, you get performance without compromise.

When It Comes To Your Floor System, it's time to Skip-The-Gyp™

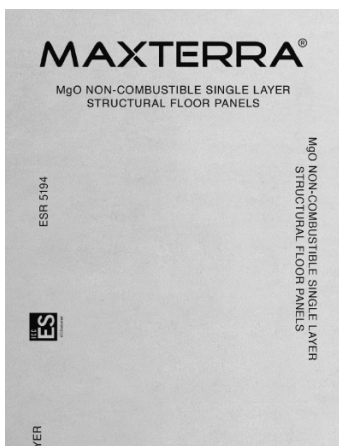**Streamline Schedules. Cut Costs. Eliminate Headaches.**

MAXTERRA®'s two high-performance flooring solutions are designed to replace outdated OSB and gypsum cement assemblies with a smarter, faster, and safer approach.

Option 1: OSB + MAXTERRA® Fire- and Water-Resistant Underlayment

Ideal for: Conventional wood framing or developers looking to drop in a better underlayment system.

- Installs over OSB or plywood
- Fire-rated assemblies
- Meets STC/IIC code without a sound mat
- Lightweight, durable, and easy to install
- No additional floor plate required
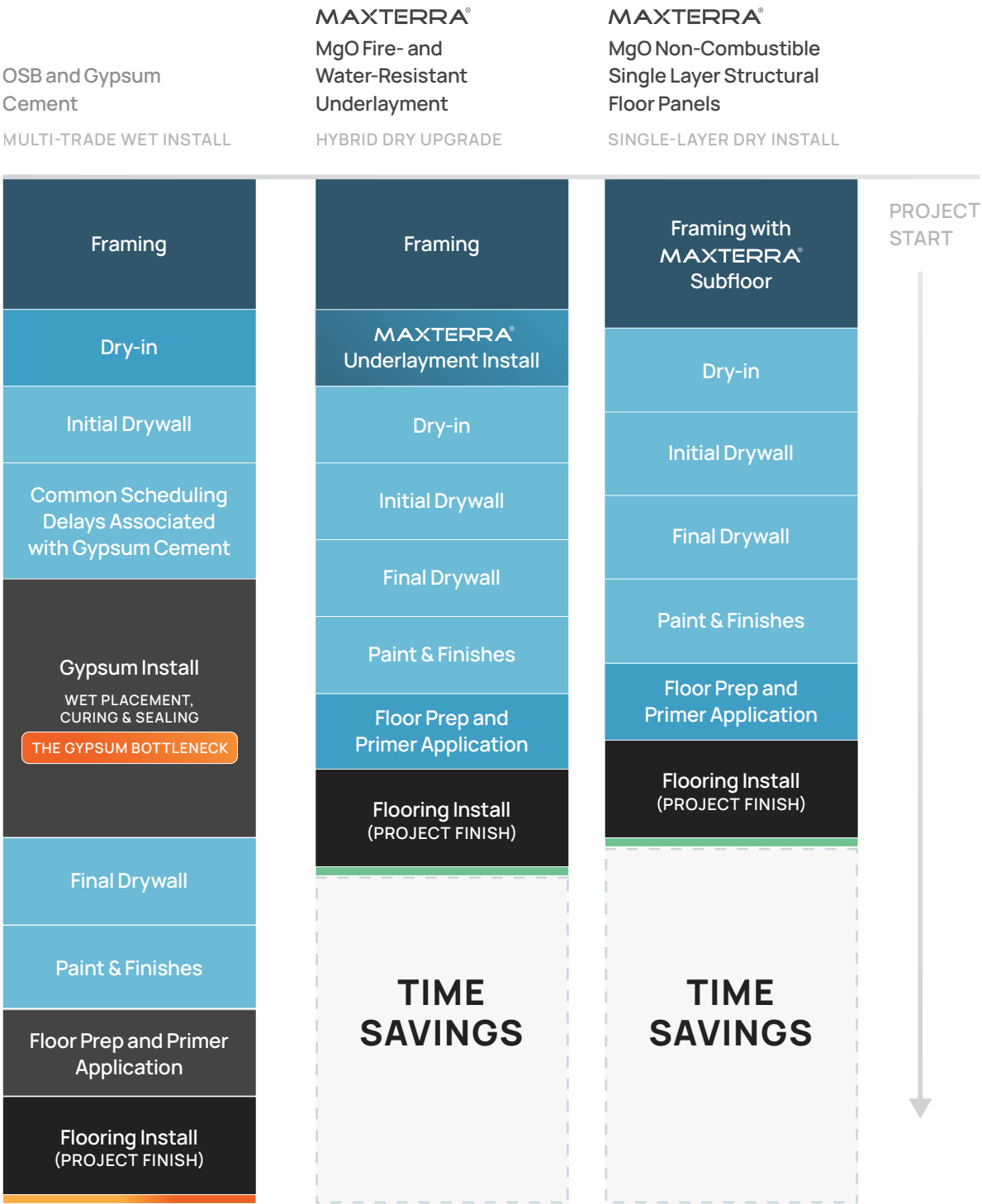- No curing time, no callbacks.

Option 2: MAXTERRA® Non-Combustible Single Layer Structural Floor Panel

Ideal for: Either wood or light-gauge steel construction, light commercial, and multifamily projects.

- Installs directly over joists spaced up to 24" O.C.
- Eliminates OSB and underlayment
- Structural and fire-rated
- Cleaner job sites and reduced trades
- No additional floor plate required.

Comparison of **Construction Timelines**

OSB and Gypsum Cement
MULTI-TRADE WET INSTALL

MAXTERRA®
MgO Fire- and Water-Resistant Underlayment
HYBRID DRY UPGRADE

MAXTERRA®
MgO Non-Combustible Single Layer Structural Floor Panels
SINGLE-LAYER DRY INSTALL

PROJECT START

Column 1 — OSB and Gypsum Cement:
- Framing
- Dry-in
- Initial Drywall
- Common Scheduling Delays Associated with Gypsum Cement
- Gypsum Install — WET PLACEMENT, CURING & SEALING — THE GYPSUM BOTTLENECK
- Final Drywall
- Paint & Finishes
- Floor Prep and Primer Application
- Flooring Install (PROJECT FINISH)

Column 2 — MAXTERRA® MgO Fire- and Water-Resistant Underlayment:
- Framing
- MAXTERRA® Underlayment Install
- Dry-in
- Initial Drywall
- Final Drywall
- Paint & Finishes
- Floor Prep and Primer Application
- Flooring Install (PROJECT FINISH)
- **TIME SAVINGS**

Column 3 — MAXTERRA® MgO Non-Combustible Single Layer Structural Floor Panels:
- Framing with MAXTERRA® Subfloor
- Dry-in
- Initial Drywall
- Final Drywall
- Paint & Finishes
- Floor Prep and Primer Application
- Flooring Install (PROJECT FINISH)
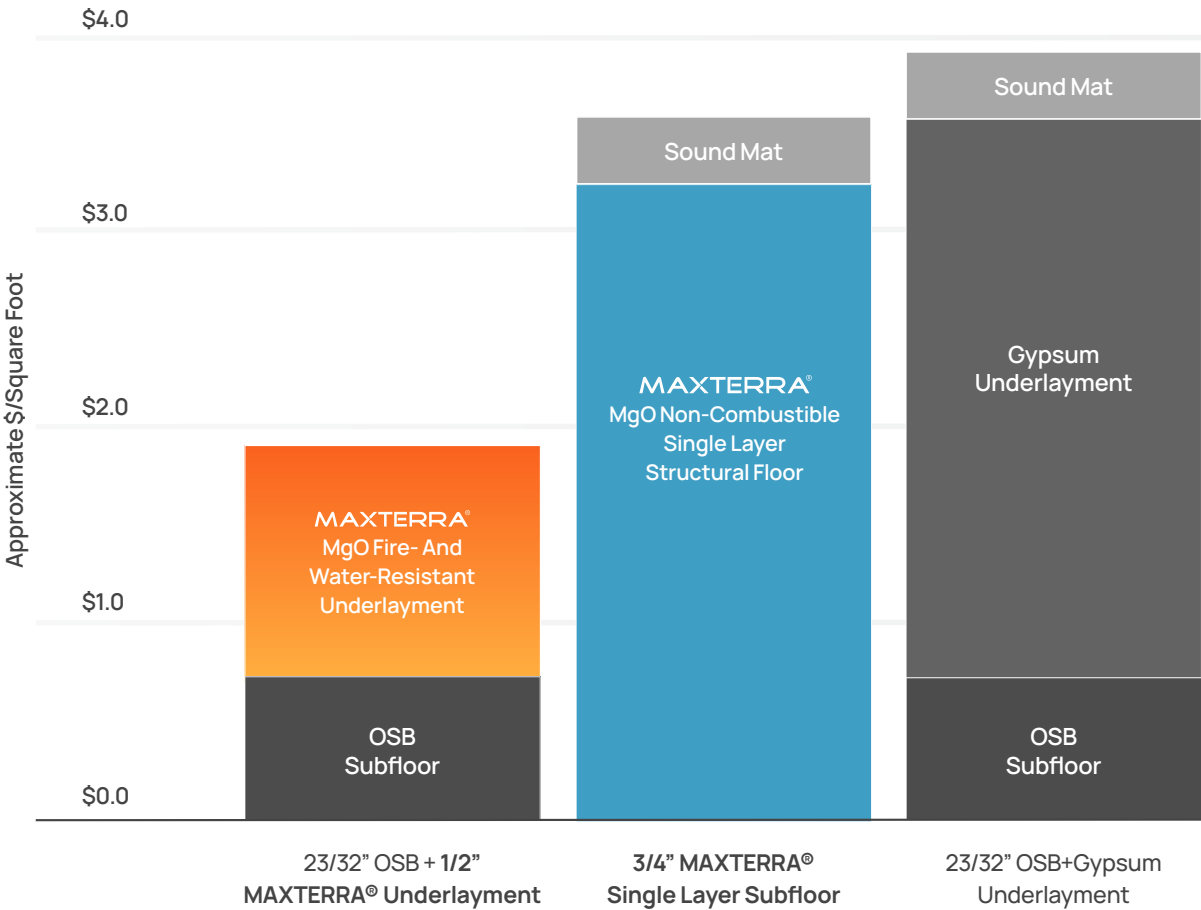- **TIME SAVINGS**

Bottom Line

Whether you want to streamline to a single-layer system or improve your existing build process, both options eliminate the moisture, delays, and complexity of gypsum cement.

It's Not Just a Better Product.
It's a Better Financial Model.

Fewer trades. Faster schedules. Lower total install cost.

Not to mention a superior, higher-performing product.
Gypsum cement may seem like the industry standard. But standard doesn't mean efficient or cost-effective.

It's not the cost of the board, **it's the cost of the build.***

Approximate $/Square Foot

Bar	Segments
23/32" OSB + 1/2" MAXTERRA® Underlayment	OSB Subfloor / MAXTERRA® MgO Fire- And Water-Resistant Underlayment
3/4" MAXTERRA® Single Layer Subfloor	MAXTERRA® MgO Non-Combustible Single Layer Structural Floor / Sound Mat
23/32" OSB+Gypsum Underlayment	OSB Subfloor / Gypsum Underlayment / Sound Mat

*This pricing illustration is for example purposes only. Material and labor costs vary significantly by region, project scope, and market conditions. Contact your local distributor or construction partner for current pricing specific to your project. All estimates are subject to change based on availability, specification requirements, and installation variables.

Bottom Line

MAXTERRA® simplifies installation, shortens schedules, and lowers total installed cost, all while delivering a superior system that's dry, durable, and code compliant.

Proven **Sound** and **Fire** Performance

Code-compliant sound performance. No compromises.

When a project needs to meet fire and sound codes, especially in multifamily, light commercial, or hospitality construction, **MAXTERRA®** provides tested, certified assemblies that reduce layers, eliminate delays, and simplify compliance.

System 1: OSB + **MAXTERRA**® 1/2" Underlayment

Assembly: UL L528 STC/IIC compliant without a sound mat.

- Meets 1-hour fire rating under UL L528
- Achieves STC and IIC code requirements without a sound mat
- Installs over OSB or plywood
- Ideal for conventional wood framing and multifamily projects
- No additional floor plate required.

Field-Tested. Contractor Approved.

"By using MAXTERRA® MgO, we were able to streamline the process and it allowed us to use one trade as opposed to 2 trades to get the subfloor completed. Our site layout would have made it difficult to get wet laid gypsum installed in the buildings, so we were able to avoid that headache as well. The biggest benefit we found was that we saved 2-3 weeks on our construction schedule by using this product."

- Multifamily General Contractor, Texas

System 2: **MAXTERRA**® 3/4" Structural Floor Panel

Assembly: UL L528 and H515 1-hour fire-rated. A sound mat may be required.
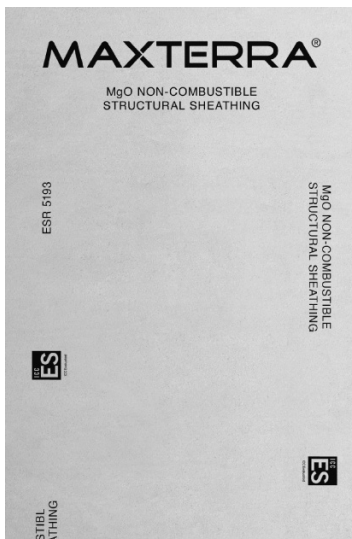
- Meets 1-hour fire rating under UL L528 (wood truss) and UL H515 (CFS truss)
- Installs directly to joists
- May require a sound mat depending on project STC/IIC targets
- Eliminates OSB and underlayment
- No additional floor plate required

Walls That Protect. **Walls That Perform.**

Not all walls are created equal. **MAXTERRA®** transforms traditional wall assemblies with unmatched fire resistance, moisture protection, and structural strength, all in a single-layer installation.

MAXTERRA® Non-Combustible Structural Sheathing

Ideal for: **Either wood or light-gauge steel, exterior and interior walls.**

- Fire Resistant Rated With a Single Layer of Sheathing and Any Cladding
- Fire-Rated With Fiberglass or Mineral Wool Insulation
- Structurally rated (wind and shear) for stud spacing of 24" O.C.
- NFPA 285 Performance
- Zero mold growth (ASTM G21), dimensionally stable
- Certified – ESR-5193, ESL-1568.

Break Free from the Constraints of Traditional Wall Assemblies

Building Type III Construction

MAXTERRA® not only meets Type III requirements, it exceeds them while allowing 24-inch stud spacing and supporting any type of cladding. Options you don't get with inferior non-combustible materials or fire-retardant-treated (FRT) wood.

Fire Rating Without the Gypsum Shuffle

In dense construction environments like multifamily and hotel projects, walls that require a fire rating must be protected from both sides. Traditional OSB or plywood achieves this with an added layer of gypsum, piling on more materials, more labor, and more time. MAXTERRA® eliminates that hassle. It achieves a one-hour fire rating from the exterior with just a single layer of 1/2" or 5/8" sheathing. No gypsum. No extra trips around the building. Just faster, safer construction.
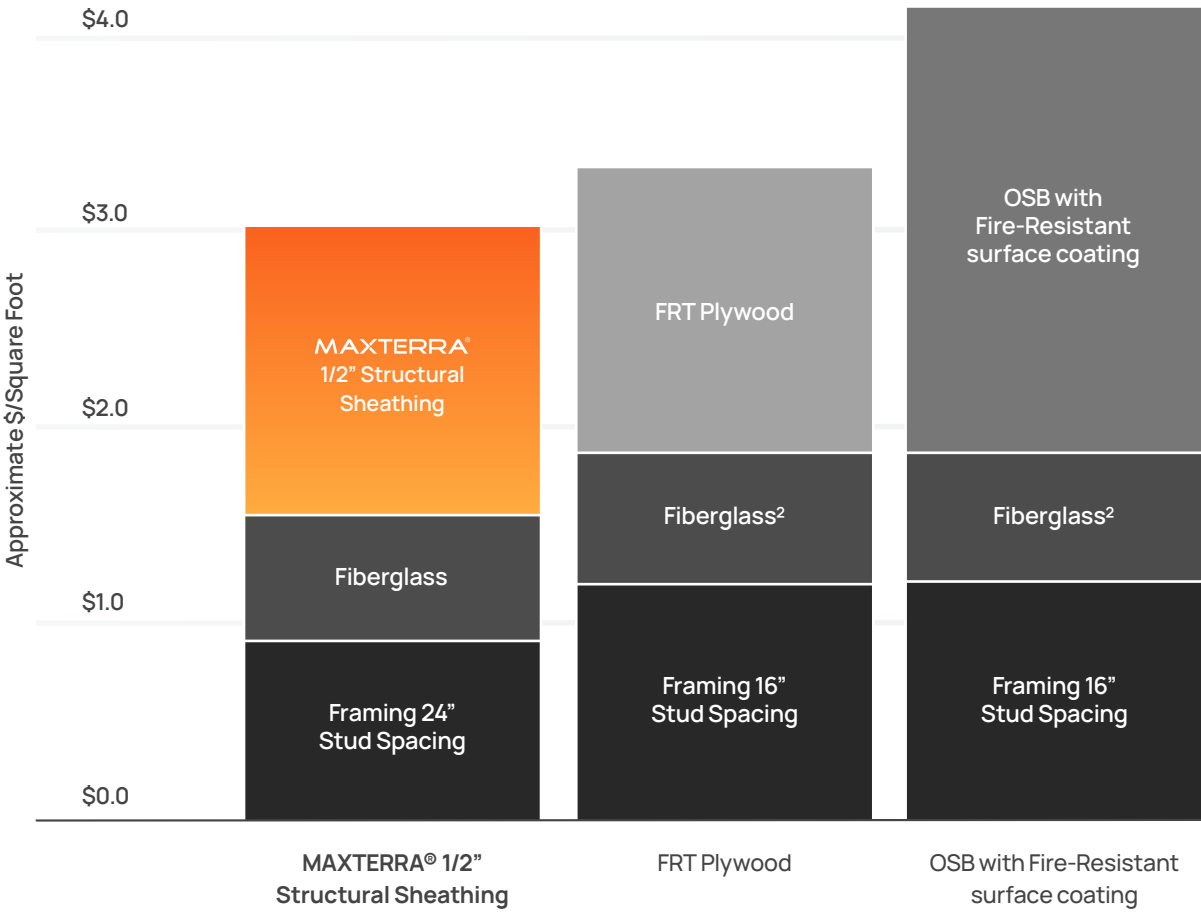
Why Choose It?
Less labor. Lower cost.

More design options. Fewer materials. MAXTERRA® delivers fire-rated assemblies in a single layer, offering performance without compromise.

It's not the cost of the board, **it's the cost of the build.**[1]

Bar chart: Approximate $/Square Foot

MAXTERRA® 1/2" Structural Sheathing (total ~$2.9):
- MAXTERRA® 1/2" Structural Sheathing
- Fiberglass
- Framing 24" Stud Spacing

FRT Plywood (total ~$3.2):
- FRT Plywood
- Fiberglass[2]
- Framing 16" Stud Spacing

OSB with Fire-Resistant surface coating (total ~$4.0):
- OSB with Fire-Resistant surface coating
- Fiberglass[2]
- Framing 16" Stud Spacing

[1] This pricing illustration is for example purposes only. Material and labor costs vary significantly by region, project scope, and market conditions. Contact your local distributor or construction partner for current pricing specific to your project. All estimates are subject to change based on availability, specification requirements, and installation variables.

[2] If fiberglass insulation is used, brick or stucco cladding is required to meet 1-hour fire rating requirements.

MAXTERRA®

Ready for Your Crew. **Easy to Use.**

MAXTERRA® MgO panels are designed for simplicity and speed. Your existing construction staff can install them without additional training.

- Installs with everyday fasteners like standard screws and nails
- Cuts easily with common tools like circular saws and jigsaws
- Requires only standard PPE such as gloves and dust protection

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Environmental and Health Conscious

A safer, stronger, healthier way to build.

- Earn LEED points for your project by utilizing MAXTERRA® products via the following:
  - MAXTERRA® products carry the very first Environmental Product Declaration (EPD) for the North American Market.
  - MAXTERRA® products carry Health Product Declarations (HPDs) .
  - MAXTERRA® Structural Floor and Underlayment products carry acoustically rated assemblies.

- MAXTERRA® has been declared "**Free of Red-List Chemicals**".

- MAXTERRA® does not contain quartz silica and does not use harmful chemicals to obtain fire performance.

NEXGEN

Red List Free Declaration and Health Pro...

MgO Nor...

NEXGEN
MAXTERRA® PROTERRA®

Environmental Product Declaration

Environmental Product Declaration for mineral-based panel products produced by NEXGEN Building Products, LLC.

Bottom Line

Streamlined schedules. Reduced labor. Safer, healthier, higher-performing projects.
MAXTERRA® is engineered to meet the demands of multifamily and hotel construction. Delivering unmatched fire and moisture protection in both floor and wall systems.