

MAXTERRA®

Multi-Family and Hospitality Construction

Build Faster. Build Safer. Build Smarter.



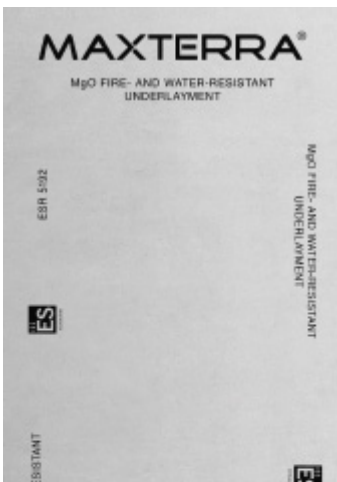
NEXGEN

Tomorrow's Building Solutions, Today.

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MAXTERRA®'s two high-performance flooring solutions are designed to replace outdated OSB and gypsum cement assemblies with a smarter, faster, and safer approach.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

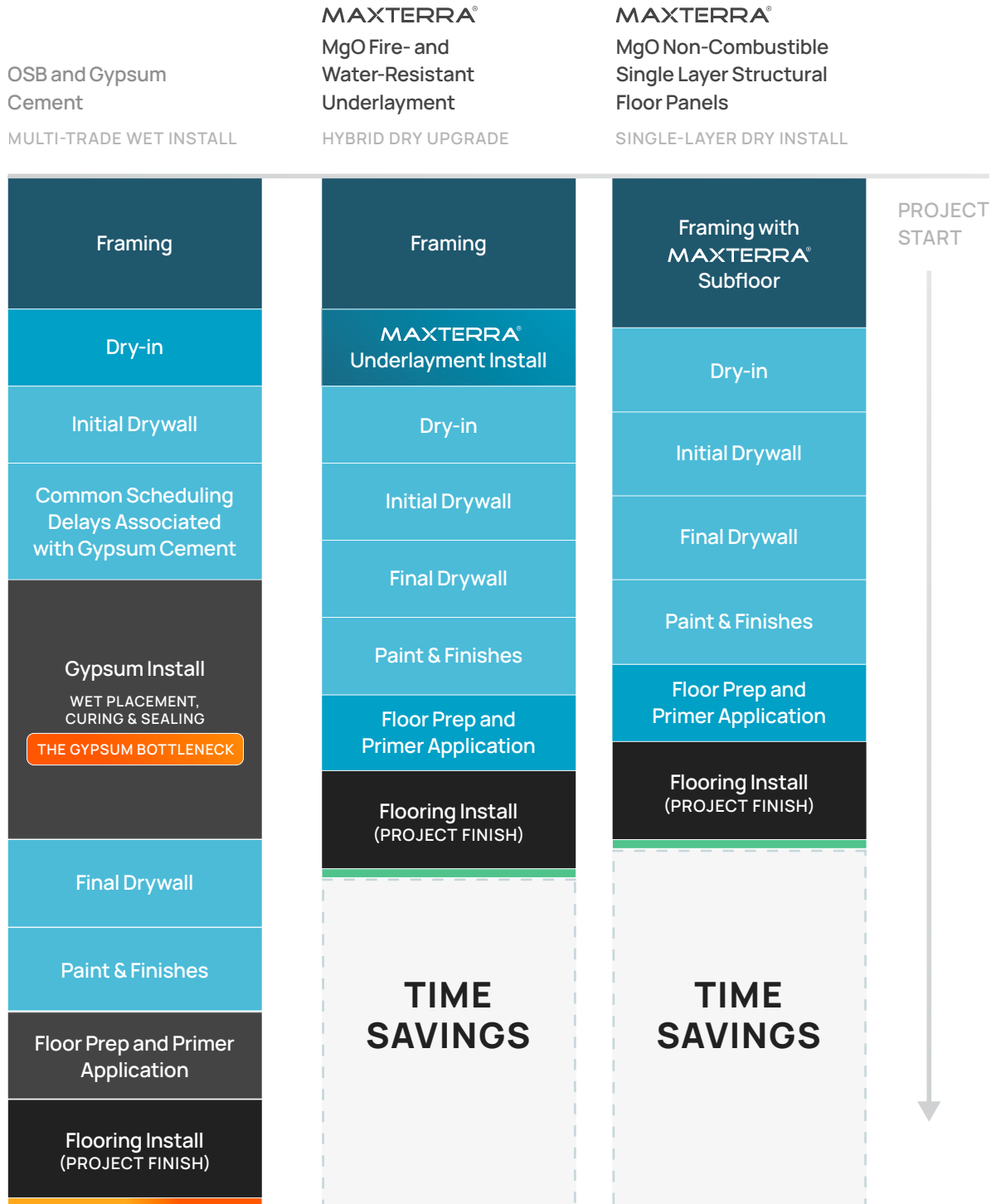


Option 2: MAXTERRA® Non-Combustible Single Layer Structural Floor Panel

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



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.

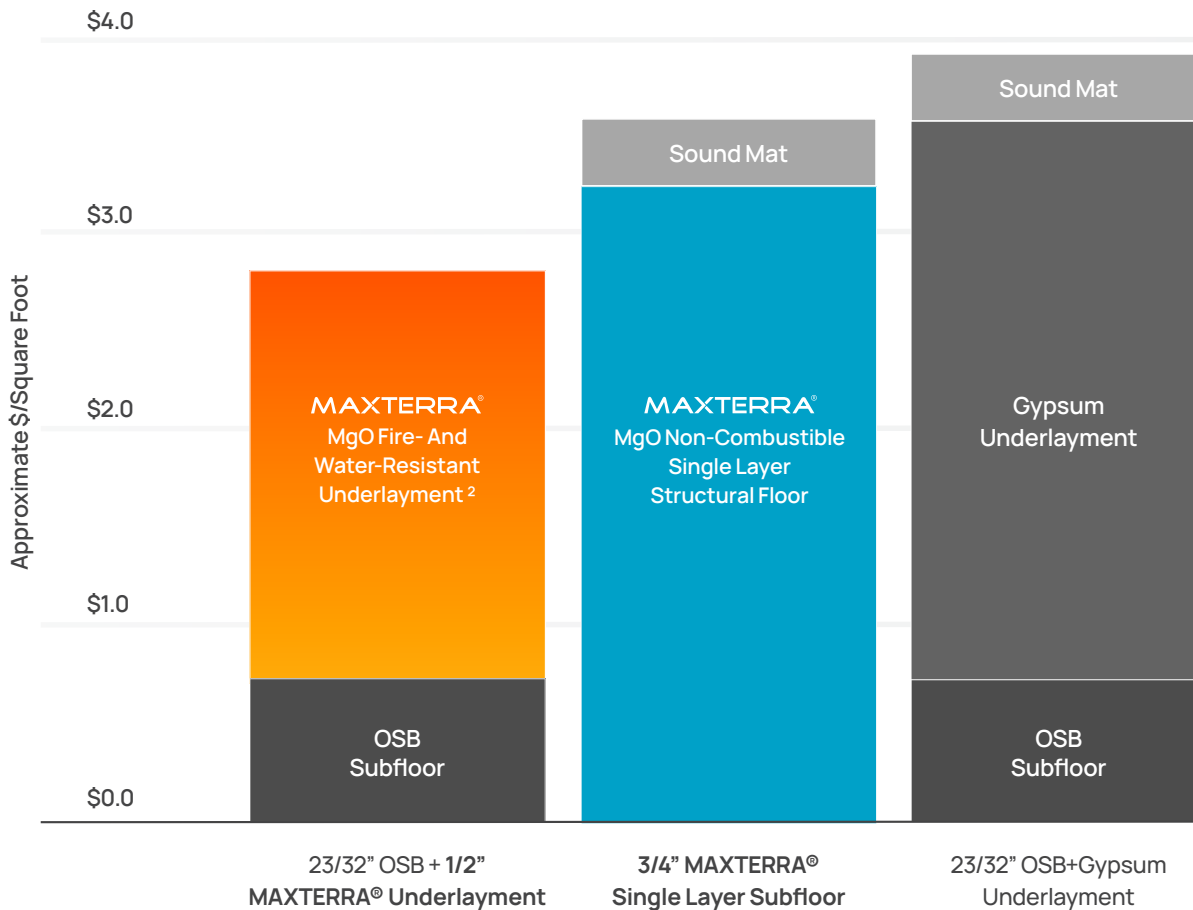
It's Not Just a Better Product. It's a Better Financial Model.

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.¹



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 Estimated cost includes adhesive, fasteners, and labor.

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: STC/IIC compliant without a sound mat.

- Evaluated for use in fire rated assemblies: UL L501, L502, L525, L528, L546, L570, L602, and M500 (wood framing) as well as UL L551, M513, and Intertek FAI/CFMFJF 60-02 (CFS framing)
- 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: STC/IIC Compliant - A sound mat may be required.

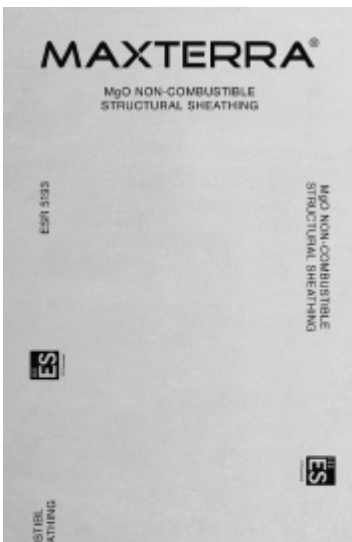
- Evaluated for use in fire rated assemblies: UL L502, L525, L528, and M500 (wood framed) as well as UL H505, H515, and H524 (CFS framed)
- Installs directly to joists
- May require a sound mat depending on project STC/IIC targets
- Eliminates OSB and underlayment
- No additional floor plate required





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

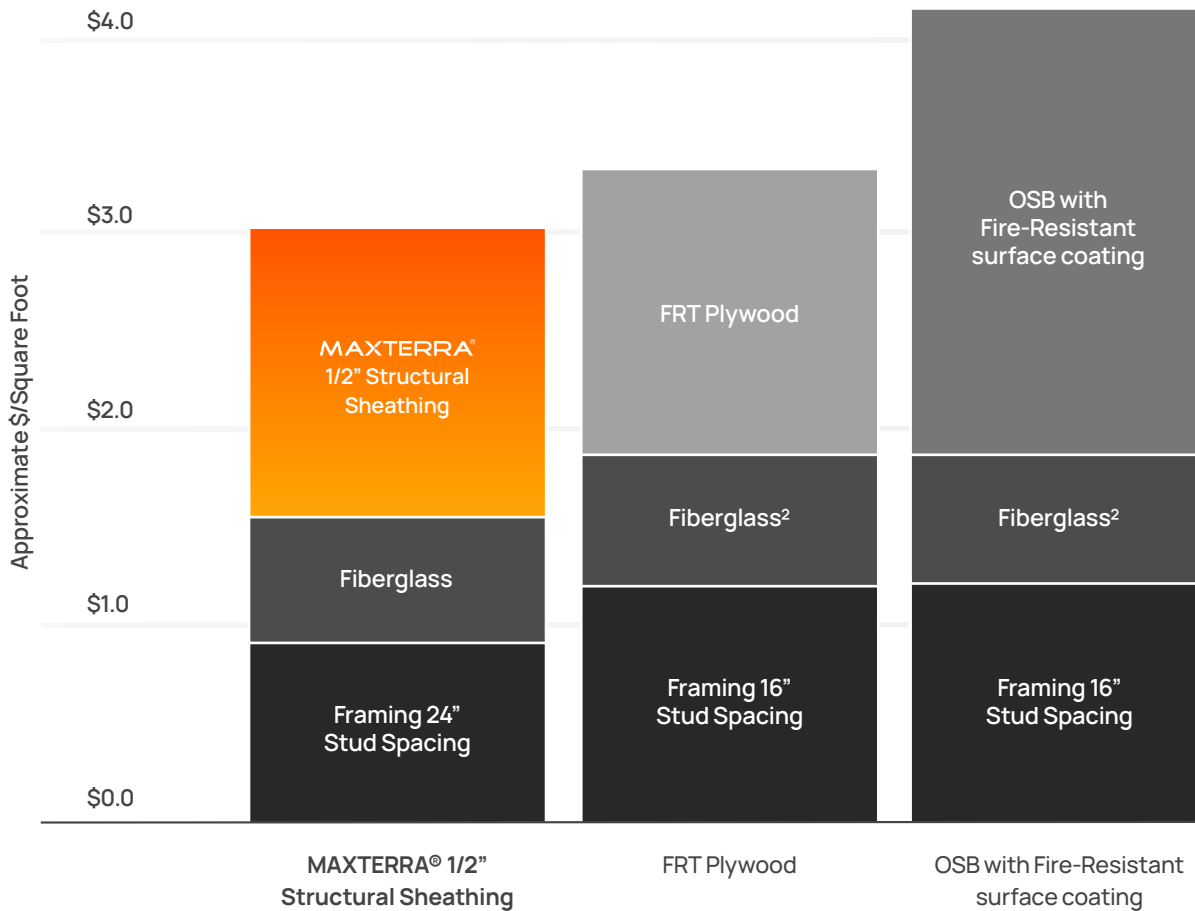
In dense construction environments like multifamily and hotel projects, walls that require a fire rating must be protected from both sides. Traditional OSB or plywood achieves this with an added layer of gypsum, piling on more materials, more labor, and more time. MAXTERRA® eliminates that hassle. It 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



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

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



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.

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.