MAXXON®
COMMERCIAL PRO
VersaTop™
DECORATIVE CONCRETE TOPPING

Products for approved Maxxon applicators

TECHNICAL DATA SHEET

MAY 2026

PRODUCT DESCRIPTION

Maxxon® Commercial Pro VersaTop underlayment is a hydraulic cement floor underlayment that provides a decorative concrete surface with reduced preparation and grinding requirements. When combined with approved sealer systems, VersaTop gives an exposed aggregate look that can be installed over existing concrete, old floor goods, and as part of a fire- and sound-rated system in multifamily construction.

WHERE TO USE

Application
Commercial and multifamily new construction and renovations

Subfloor
Interior floors including: wood and concrete; terrazzo, ceramic, quarry, and marble tile; old vinyl tile; radiant heat floors and as part of Maxxon Acousti-Mat sound control systems

FEATURES & BENEFITS

- Achieve a variety of looks at an affordable price.
- Compatible with a wide range of approved sands, including locally sourced pit sands
- Formulated to hold aggregate at the floor surface to reduce grinding requirements.
- Grinding effort not affected by time
- Compressive strengths above 5,000 psi make it ideal for commercial, retail, and institutional projects.
- No mechanical subfloor preparation required.

PRODUCT INFORMATION

Compressive Strength (Modified ASTM C109)	Typically 5,000 psi (34.5 MPa)
Installation Depths	3/8"–3" (9.5–76 mm) For deeper pours, contact Maxxon
Dry Density	115–125 lbs/ft³ (1,842–2,002 kg/m³)
Fire Performance (ASTM E84)	Flame Spread – 0 Fuel Contribution – 0 Smoke Development – 0



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ENVIRONMENTAL IMPACT

Sample USGBC LEED® Credit Areas*		
Project	**Credit**	**Category**
Environmental Quality	EQ 2	Low Emitting Materials
	EQ 4	Indoor Air Quality Assessment
	EQ 9	Acoustic Performance
Material & Resources	MR 3	Building Product Disclosure and Optimization – Sourcing Raw Materials

** Credits may vary depending on project type and Maxxon products used.*

Maxxon Commercial Pro VersaTop underlayment is GREENGUARD Gold Certified. For additional information on Maxxon Commercial Pro VersaTop underlayment's environmental credits and certifications visit Maxxon.com/go_green.

CODE LISTINGS

- ICC ESR 2540
- UL ER 8477-01

UL FIRE RESISTANCE-RATED DESIGNS

UL Design

G230	J924	L212	L515	L533	L551	L574	M504
G516	J927	L501	L516	L534	L552	L576	M505
G524	J931	L502	L517	L535	L556	L577	M506
G551	J957	L503	L518	L536	L557	L579	M507
G553	J958	L504	L519	L537	L558	L581	M508
G560	J991	L505	L520	L538	L560	L583	M510
G561	J994	L506	L522	L539	L562	L585	M511
G563	L006	L507	L523	L540	L563	L588	M513
G566	L201	L508	L524	L541	L564	L589	M514
G574	L202	L509	L525	L542	L565	L590	M515
G587	L206	L510	L526	L543	L567	L592	M517
G597	L208	L511	L527	L545	L569	L593	M518
J917	L209	L512	L528	L546	L570	M500	M519
J919	L210	L513	L529	L547	L571	M502	M530
J920	L211	L514	L530	L549	L573	M503	M531

ULC Design

I530	L201	L512	M501	M514	M521
L003	L511	M500	M503	M520	

For more information on current UL and ULC Designs, contact Maxxon Corporation.

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INSTALLATION

Building interior and floor should be maintained above 50 °F (10 °C) for at least 24 hours prior to installation and until underlayment has set. There should be no air movement until Maxxon Commercial VersaTop has set, then provide adequate air movement by opening windows to hasten underlayment drying. Minimize direct sunlight during the pour and through the next 72 hours. Plumbing or electrical penetrations should be packed with insulation and sealed. Follow Radiant Panel Association (RPA) recommendations at radiantprofessionalsalliance.org and turn off radiant heating systems 24 hours prior to and after pouring Maxxon Commercial Pro VersaTop.

Refer to Maxxon's Multifamily Procedures Guide for information about building conditions and general installation guidelines.

Minimum Depth

Minimum installation depths for VersaTop are listed in the table below. For subfloors that require reinforcement in the topping, use Maxxon Reinforcement. VersaTop is not compatible with Maxxon Reinforcing Fibers. For pours of one inch depth or greater, double lifts can be used. Refer to Maxxon's Wear System Guide for details.

NO SOUND MAT

Subfloor	Reinforcement	Min. Depth
Concrete	N/A	3/8"
Wood	Maxxon Reinforcement	1"

Contact Maxxon for installation details over other substrates.

Maxxon Commercial Pro VersaTop can be used as part of a sound control system. Contact Maxxon Corporation for additional information.

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SUBFLOOR PREPARATION

All subfloors must be structurally sound, meeting a maximum deflection criterion of L/360. Subfloors must be clean, free of loose or debonding material, and free of dust, dirt, and bond breakers such as wax and grease.

Wood Subfloor Preparation

Wood subfloors must be primed with a Maxxon floor primer prior to Maxxon Commercial Pro VersaTop underlayment application.

Concrete Subfloor Preparation

All concrete subfloors should be fully cured and tested for moisture prior to pouring Maxxon Commercial Pro VersaTop. Concrete subfloors and exposed edges must be primed with Maxxon® Commercial Multi-Use Acrylic Primer prior to pouring Maxxon Commercial Pro VersaTop. If cracks are present prior to pouring Maxxon Commercial Pro VersaTop, contact a structural engineer to determine the appropriate remediation.

Existing Flooring Preparation

If vinyl asbestos tile (VAT) or adhesives containing asbestos is suspected, contact Maxxon Corporation.

All non-asbestos adhesive residue must be tested to determine if it is water-soluble or non-water-soluble. Water-soluble adhesives must be removed down to clean subfloor. Non-water-soluble adhesives must be scraped to a thin, well-bonded residual as recommended by the Resilient Floor Covering Institute (www.rfci.com) to remove thick areas and adhesive build-up. If adhesive residue is not well-bonded to the concrete or is brittle, powdery or otherwise weak, it must be completely removed down to clean, sound, solid subfloor. Once existing flooring has been prepared as described above, prime the floor with an appropriate Maxxon® primer prior to pouring Maxxon Commercial Pro VersaTop.

For more general information regarding priming instructions, please refer to Maxxon's Design and Installation guide or contact Maxxon Corporation.

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INSTALLATION *Continued*

Underlayment Application

Following the pour, it is important to protect the VersaTop surface from damage or staining to ensure that the highest quality visual appearance is maintained until the floor is sealed. Any damage or staining to the underlayment prior to sealing will be visible for the life of the floor. If an initial pour is required before other trades complete work, a dual lift plan can be used to protect the VersaTop appearance. See the Maxxon Wear System Guide for details.

Follow all proper safety protocol. Refer to Maxxon.com for all associated products' literature when installing underlayment.

DRYING

Continuous ventilation and adequate heat should be provided to rapidly remove moisture from the area until the underlayment is dry. The general contractor/ project superintendent must supply mechanical ventilation and heat if necessary. Under these conditions, 3/8" (9.5 mm) thickness drying time is usually next day, 1/2" (12.7 mm) thickness drying time is usually 48 hours, 3/4" (19 mm) thickness drying time is typically 5 to 7 days, while 1" (25 mm) dry time is usually 7–10 days. Reference Maxxon® Procedures Guide for further details.

GRINDING

VersaTop grinds similar to traditional concrete, but faster thus creating more dust per pass. Continuous movement of the grinder is important to not leave gouges in the top. Grinding of Maxxon Commercial Pro VersaTop can be accomplished by several types of equipment, both floor grinding machines and swing buffers with the proper adapters to use diamond tooling. For floor grinding machines, such as planetary grinders, use either a 60 grit, segmented, metal bond diamond followed by a 120 grit, segmented, metal bond diamond; or 2 passes with an 80 grit, segmented, metal diamond. When using a swing buffer, an adaptor plate that allows for the use of diamond tooling, is recommended. Use a two-pass scheme like that used by the larger floor grinders, but the specific diamond grits are dependent on the weight of the buffer. Using sandpaper pads does not apply enough pressure to effectively grind the surface to expose the aggregate in Maxxon Commercial Pro VersaTop.

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CLEANING PRIOR TO COATING

The grinding process produces significant amounts of fine dust, which must be removed to allow the coating to properly bond to the Maxxon Commercial Pro VersaTop.

Wet Method

Maxxon recommends a wet cleaning method as a superior option for ensuring a clean, dust free surface.

Maxxon recommends using a floor washer like a Turbo Force Turbo Hybrid or HydroForce SX series floor cleaner. The water jet-based floor cleaners provide superior cleaning of the dust left by the grinding process. While fast and efficient, using a water-based cleaning method does require some dry time (typically 1–3 hours) of the small amount of water that absorbs into the surface of the Maxxon Commercial Pro VersaTop.

Dry Method

If a dry method of cleaning is desired, a vacuum with an agitator bar is recommended because the additional agitation from the beater bar improves the cleaning action of the dry vacuum and aids in removing fine dust from the surface texture of the Maxxon Commercial Pro VersaTop.

COATING APPLICATION

Maxxon recommends testing of the coating system prior to installation.

Once ground, VersaTop is absorptive. This may impact the overall coverage of the coating. Follow coating manufacturer instructions for installation over VersaTop.

LIMITATIONS

For questions regarding these limitations or for applications other than those described herein, contact Maxxon Corporation at (800) 356-7887.

1. For interior use only. If underlayment will be installed prior to doors and windows, contact Maxxon Corporation.
2. For on or below grade applications Maxxon recommends the use of a moisture mitigation product such as Maxxon Commercial MVP One, Maxxon Commercial MVP Two, or Maxxon Commercial Isolate. Contact Maxxon Corporation for recommendations on suitable products for job site conditions.
3. Maxxon underlayments are not intended to bond to wet subfloors. They are not a vapor or moisture barrier. Never install a moisture vapor barrier product over Maxxon underlayments. Do not use where those products will come in prolonged contact with, or repetitive exposure to, water or water vapor.

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LIMITATIONS *Continued*

4. It is the responsibility of the general contractor to complete moisture testing before the underlayment is installed. If testing is necessary, use the methods specified by the flooring manufacturer, typically ASTM F710. If the MVER exceeds 5 lbs (2.3 kg)/1,000 ft² (92.9 m²)/24 hours or an RH greater than 80%, treat the concrete subfloor with Maxxon® Commercial MVP One Moisture Mitigation Primer or Maxxon® Commercial MVP Two-Part Epoxy. If the flooring or coating manufacturer specifies more stringent moisture limitations or practices, they must be followed. Contact Maxxon Corporation for further information.
5. All subfloors above crawl spaces must be protected by a vapor barrier. Special instructions must be followed when applying Maxxon underlayments to plastic vapor barriers, over particleboard, chipboard, hardboard such as Masonite®, Lauan panels, metal, asbestos, or any other non-dimensionally stable materials. Contact Maxxon Corporation for more information.
6. Turn off radiant heating systems 24 hours prior to and after installation.
7. Do not clean wood or concrete subfloors with oil-based or silicone-based sweeping compounds. These compounds leave a film on the subfloor surface that will interfere with bond development. Instead, use a vacuum with a HEPA filter to clean the subfloor in preparation for Maxxon Commercial Pro VersaTop underlayment application.
8. For applications where organic adhesives, asphalt, coal-tar based adhesives and other oil-based contaminants are found, contact Maxxon for proper remediation methods.
9. Maxxon underlayments may be scheduled before or after installation of drywall. For pouring before drywall, contact Maxxon Corporation.
10. Maxxon underlayments are non-structural and therefore cannot be expected to reinforce structurally deficient subfloors. The structural floor should be adequate to withstand design loads with deflection limitations of L/360. Some floor coverings may require more restrictive deflection limits. Determining the appropriate structural design of the floor is not the responsibility of Maxxon nor the Maxxon applicator.
11. Respect active control joints. Always ensure such joints are honored completely through Maxxon underlayments. In cases where control or expansion joints are not present in the subfloor, or cracking has occurred due to slab movement, consult a structural engineer.
12. Avoid walking on installed surface until set, typically within 2–4 hours.
13. Subsequent trade traffic should be minimized until the coating has been applied to the VersaTop. While trade traffic typically can resume 24 hours after installation, floor should remain protected from damage until the final coating has been applied. To limit damage where underlayment will be subjected to heavy wheeled or concentrated loads, place temporary wood planking over the underlayment.

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LIMITATIONS *Continued*

14. Prior to floor-covering installation, a moisture test of Maxxon Commercial Pro VersaTop underlayment is highly recommended. When testing the underlayment for dryness, use ASTM F2659. The moisture content should not exceed 5%. If the Maxxon Commercial Pro VersaTop underlayment pour is greater than 2", test using ASTM F2170. RH should not exceed 80%. Do not install floor goods until those limitations are met. If the flooring manufacturer specifies more stringent moisture limitations, they must be followed. Reference Maxxon® Underlayment & Finished Floor Goods Installation Procedures brochure at Maxxon.com.
15. Maxxon Commercial Pro VersaTop underlayment can be used as part of a wear surface system with a tested protective coating. Coating systems must be tested for adhesion to Maxxon Commercial Pro VersaTop underlayment. The bond test and performance of coatings is the responsibility of the coating manufacturer and/or installing contractor.

STORAGE AND DISPOSAL

Store in original sealed packaging in a cool, dry environment and protect from humidity and water. Recommended storage temperature range of 50–100 °F (10–38 °C). Dispose of contents and container in accordance with all applicable regulations.

WARRANTY AND TECH SERVICES

See Maxxon.com for complete warranty information. Technical performance verification and service is available through Maxxon Corporation or Maxxon Regional Representatives throughout North America.

CLASSIFIED C UL US
File R8477 Type Maxxon High Strength
FLOOR TOPPING MIXTURE
FIRE RESISTANCE CLASSIFICATION
SEE UL FIRE RESISTANCE DIRECTORY AND
UL PRODUCTS CERTIFIED FOR CANADA DIRECTORY
88KL
For mixing instructions refer to specific design number

GREENGUARD GOLD
GREENGUARD

★MADE IN USA★

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JOB NAME: DATE:

APPLICATOR:

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