

MASONS AUST LTD

MAXI PLUS ROOF UNDERLAY

DATA SHEET



MASONS
Designed Smart, Built Tough.

AU V4.0 Nov 2025



Purpose

Masons supplies MAXI PLUS roof underlay for use as a fire retardant, flexible sarking that assists in the control of moisture. MAXI PLUS roof underlay can also be used as a wall membrane.

Description

MAXI PLUS roof underlay is a medium duty, tri-laminate underlay comprising outer non-woven layers and a central functional membrane. It is coloured blue on the front and white on the back and is supplied in rolls of 45m², 1.45m wide x 31.03m long.

MAXI PLUS roof underlay is categorised in accordance with AS/NZS 4200.1 as follows:

- Duty classification: Medium duty
- Emittance classification: Non-reflective
- Conductivity: Electrically Non-conductive
- Water control classification: Water barrier
- Vapour control classification: Vapour permeability – Class 4 vapour permeable
- Flammability classification: Low flammability, suitable for all BALs in bushfire-prone areas in Australia.

Scope of use and limitations

MAXI PLUS roof underlay may be used with all building classes (1-10) and where the primary structure is timber or steel framing in Class 1 and Class 10 buildings and steel framing only in Class 2, 3, 4, 5, 6, 7, 8, and 9 buildings.

MAXI PLUS roof underlay may be used in conjunction with masonry tile, pressed metal tile or profiled metal roof cladding.

MAXI PLUS roof underlay has a Flammability Index of $\leq$ and therefore an AS/NZS 4200.1 Flammability Index of Low. However, in bushfire prone areas the designer and/or installer must establish compliance with AS 3959.

Durability

While MAXI PLUS roof underlay can provide temporary protection during construction, it is not classified as a waterproof membrane under AS 4654.2. The material may be affected by rough handling, strong winds, or vandalism, and should only remain exposed for as short a time as possible. Any damaged sections must be replaced before installation is completed. For optimal long-term performance, ensure MAXI PLUS roof underlay is covered by the primary roofing or cladding material as soon as practicable, and avoid exposure to UV light for more than 90 days.



Product Performance

Maxi Plus delivers reliable performance in standard building applications. The information provided here is supplied in good faith and was accurate to the best of our knowledge at the time of publication. Users should assess the suitability of this information for their specific project conditions and requirements.

Bushfire Attack Levels

Complies with AS 3959-2018 Construction of Buildings in bushfire-prone areas for use in all BALs. Seek independent advice regarding the selection of sarking prior to installation in the BAL design.

NCC Compliance

If designed, installed and maintained in accordance with all Masons requirements, the range of wraps covered by this statement will comply with or contribute to compliance with the following performance claims:

NCC (2020) PROVISIONS & STATE OR TERRITORY VARIATIONS

	Volume 1	Volume 2
Fire	C1.9 (e)(vi) – Fire hazard properties – Noncombustible building elements	3.7.1.1 (f) General concession – noncombustible materials –Sarking-type materials
	C1.10 Fire hazard properties, refer: Specification C1.10 – Excludes use in Fire Control Rooms (refer Specification E1.8)	3.7.1.2 (a) Fire hazard properties
Damp and weatherproofing requirements	F1.6 Sarking	3.5.2.4 Sarking 3.5.4.2 Timber wall cladding 3.5.4.8 Parapet cappings
Condensation management	F6.2 Pliable building membranes	3.8.7.2 Pliable building membranes
Construction in bushfire prone areas	G5.2 Bushfire Construction	3.10.5.0 (c) Bushfire Construction
State-based variations	TAS FP6.1	TAS 3.8.7
	› NZS G5.2	› NZS 3.10.5.0 (c)
	› QLD GP5.1	› QLD 3.10.5.0

References

Scion. [May 2022] Evaluation of MAXI PLUS roof underlay AS.NZS 4200.1. Report No 46587745.



Material Characteristics Table

Characteristic	AS/NZS 4200.1	MAXI PLUS reinforced roof underlay
Dry delamination	≤ 3 mm	pass
Wet delamination	≤ 3 mm	pass
Moisture shrinkage (both directions)	≤ 0.5%	≤ 0.5%
Folding endurance	≥ 2.00 log10 (md) ≥ 1.70 log10 (cd)	> 3.69 log10 (md) > 3.54 log10 (cd)
Tensile strength (md) (kN/m)	Extra heavy ≥13 Heavy ≥12.5 Medium ≥9.5 Light ≥7.5 Extra light ≥6.0	Medium 9.81
Tensile strength (ld) (kN/m)	Extra heavy ≥10.5 Heavy ≥7.5 Medium ≥6.0 Light ≥4.5 Extra light ≥3.5	Medium 7.46
Edge tear resistance both directions (N)	Extra heavy ≥ 90 Heavy ≥ 80 Medium ≥ 65 Light ≥45 Extra light ≥30 Light wall ≥45	Extra heavy 406 (md), 332 (cd)
Emittance classification	IR Reflective ≤ 0.05 IR Semi reflective > 0.05 x ≤ 0.15 IR non-reflective > 0.15	Non-reflective 0.73 top surface, 0.77 bottom surface
Vapour Control Membrane classification Vapour permeance µg/N.s	Vapour barrier Class 1: 0 ≤ x < 0.0022 Class 2: 0.0022 ≤ x < 0.1429 Vapour permeable Class 3: 0.1429 ≤ x < 1.1403 Class 4: x ≥ 1.1403	Class 4 1.26
Water control classification Water penetration resistance	Water barrier – pass AS/NZS 4201.4 Non water barrier - fails AS/NZS 4201.4	Water barrier pass



Characteristic	AS/NZS 4200.1	MAXI PLUS reinforced roof underlay
Flammability Index	Low ≤ 5 High > 5	Low 1
Conductivity	Non-conductive ≤ 10 Gff Conductive ≥ 10 Gff	Non-conductive 1
Surface water Absorbency g/m ²	≥ 100	304
Air permeance $\mu\text{m}/\text{Pa.s}$	≥ 0.1 (ISO 5636.5:2003)	0.014
Thickness	< 1.0 mm	< 1.0 mm

Note: Characteristic assumption based on tested performance of other wraps. All wraps manufactured by same company, using same products, to the same standardised processes.

Specification Notes

When specifying, state the following:

Product Name:	Masons MAXI PLUS roof underlay. The pliable building membrane to be installed shall be Masons MAXI PLUS roof underlay very high permeance roof sarking and shall be installed in accordance with AS 4200.2: 2017 Pliable Building Membranes and Underlays, Part 2: Installation.
Emittance Value:	0.9, 0.9
Emittance Classification:	IR Non-Reflective, IR Non-Reflective
Vapour Permeance:	2.144 $\mu\text{g}/\text{N.s}$
Vapour Control Classification:	Class 4 Vapour Permeable
Water Control Classification:	Water Barrier
Air Control Classification:	Air Barrier
Flammability Classification:	Low (≤ 5)
Duty Classification:	Medium in accordance with AS/NZS 4200.1:2017

Please visit our website for more documentation: masonsau.com.au

SECTION 1: ADMIN DETAILS

Company name	Masons Aust Ltd
Name of product	MAXI PLUS roof underlay
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