

# Product Technical Statement

## KEYFLOOR FOSB



March 2026

Product Name:	KEYFLOOR is distributed in New Zealand by Keyland Investments Limited
Contact Details	Keyland Investments limited 21 Geddes Road Rotorua 3015  Phone: 0800 113 171 Email: sales@keyland.co.nz
Manufacturer	Guangxi Yijiamei Wood-based Panel Co., Ltd.
Name of Building Product	KEYFLOOR FOSB Subflooring  Each panel is branded with the following unique identification: <b>[Date] KEYFLOOR FOSB FLOORING 20MM AS/NZS 1860.1 2017 E0 GLUE MAX JOIST SPACING 600MM THIS SIDE DOWN</b>
Product Description	KEYFLOOR FOSB is a high-density engineered wood panel. FOSB has a particleboard-like finish while retaining the structural integrity of a standard oriented strand board. It is a reconstituted wood-based product manufactured primarily for use as flooring.
Purpose and Use	KEYFLOOR FOSB flooring is intended for use as flooring in residential buildings designed and constructed within the scope of <b>NZS 3604:2011</b> Timber-Framed Buildings.  When used in a flooring diaphragm, the requirements of NZS 3604:2011, including Clause 7.3, shall be adhered to.
Limitations	<ul style="list-style-type: none"> <li>KEYFLOOR FOSB Flooring is suitable for floor loads at a 600 mm joist spacing within the scope of NZS 3604:2011. Where static concentrated point loads exceed 180 kg or where uniformly distributed loads exceed 200 kg/m<sup>2</sup>, a qualified design professional should be consulted.</li> <li>During construction every effort should be made to stop water ponding. Exposure to the weather should not exceed 12 weeks. Where the 12-week exposure period is likely to be exceeded, laying the floor after close-in (Post-Lay) should be undertaken.</li> <li>Wet areas and wet splash areas should be sealed with an impervious coating or waterproof membrane. NZS 3602:2003 states: "Where maintenance of the impervious coating cannot be assured in wet areas, plywood or timber flooring treated to a minimum of H3 should be used."</li> <li>KEYFLOOR FOSB is to be fixed to solid timber and LVL floor joists per NZS 3604:2011. Steel floor joists are outside the scope of this product.</li> <li>The moisture content of the installed panels should not exceed 18%. Installation should not proceed if joist moisture content exceeds 18%.</li> </ul>

	<ul style="list-style-type: none"> <li>• Do not apply waterproof sealers, impervious coatings or membranes before close-in, and sheet moisture content must be below 16% before application.</li> <li>• Floor areas are limited to the scope of NZS 3604:2011. Floor areas outside the scope of NZS 3604 will require specific design by a certified design professional.</li> <li>• Exposure to excessive ground atmosphere will increase the moisture content of the installed flooring panels. Underfloor ventilation must meet the requirements of NZS 3604:2011 6.14. Where moisture is too high or cross-flow ventilation inadequate, a vapour barrier should be installed per NZS 3604:2011 6.14.3 Ground Cover.</li> <li>• KEYFLOOR FOSB flooring is not suitable for exterior situations such as decking substrate, open verandas, or where the ongoing moisture content is likely to exceed 16%.</li> <li>• Diaphragm floors using KEYFLOOR FOSB flooring must be within the scope of NZS 3604:2011. If outside the scope of NZS 3604:2011, or if the bracing lines are more than 6 m apart below the floor in question, then the floor will need to be a specifically designed floor diaphragm. Diaphragm floors will require specific design, which will require nogs under the joints and fixings on all sides of the sheets.</li> </ul>
Conditions	Codemark (pending)
Compliance with the NZ Building Code	<p>When handled and installed following the instructions of the KEYFLOOR Installation Manual and Technical Specification, KEYFLOOR FOSB flooring will meet the requirements of the New Zealand Building Code:</p> <ul style="list-style-type: none"> <li>• <b>Clause B1 STRUCTURE:</b> Performance B1.3.1, B1.3.2 and B1.3.3 for loads arising from self weight, imposed gravity loads arising from use, earthquake, wind and impact (i.e., B1.3.3 (a), (b), (f), (h), and (j)).</li> <li>• <b>Clause B2 DURABILITY:</b> Performance B2.3.1(a) not less than 50 years, and B2.3.1(b) 15 years.</li> <li>• <b>Clause F2 HAZARDOUS BUILDING MATERIALS:</b> Performance F2.3.1.</li> </ul> <p>Point load verification testing was conducted by Scion NZ.</p> <p>Structural properties and product specification testing was conducted by Intertek Testing Services Shenzhen Ltd, a subsidiary of Intertek Group PLC, London. Test methods used were as prescribed by AS/NZS 1860.1: 2017 Particleboard Flooring, Part 1 Specifications.</p>

	Independently verified test reports demonstrating the compliance claims are available on request.
Design, construction and installation instructions	The KEYFLOOR Installation Manual and Technical Specification can be found using the following link: <a href="https://keyland.co.nz/keyfloor">https://keyland.co.nz/keyfloor</a>
Maintenance requirements	For maintenance requirements and wet area limitations refer the KEYFLOOR Installation Manual and Technical Specification
Quality assurance	The manufacturer is certified to ISO 9001 by BCC
Product Support	KEYLAND Investments Ltd  Ph 0800 113 171  Web site: <a href="https://keyland.co.nz/">https://keyland.co.nz/</a>  email: sales@keyland.co.nz

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