

Curtain wall

Glass & Glazing



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What's important to the Owner/Developer?

- Visual appearance from the exterior as well as the interior.
- First Cost of system
- Warranty of glass & system
- View span from the interior
- Spandrel to view glass continuity
- Day lighting & Views
- Reflectance: Interior and Exterior reflectance.



What's important to the Owner/Developer?

- Energy Performance
- Shading & glare control: When glass can be challenging
- Repairs & Replacement: Means, methods and costs: Sticker Shock.
- Maintenance & Cleaning
- Life Cycle Costs



Where can the Owners priorities differ

• **Developer Owner**

- Architectural Appeal
 - Interior
 - Exterior
- First Cost of System
- System Mullions & Details
- Day lighting & Views
- Energy for Code Compliance
- Shading and Glare Control
- Window Covering System & Attachment

• **Operating Owner**

- Energy Performance
- Maintenance & Repair
- Cleaning Operations & Cycles
- Warranty
- Means and Methods to replace units
- Life Cycle Cost Analysis
- Window Covering System & Attachment



Glass & Curtain wall Technology

• **Developer Owner**

- More Glass
- Higher Energy Performance to meet stringent code requirements to keep all glass curtain walls.
- What appeals to the marketplace
- What appeals to the leasing community

• **Operating Owner**

- Keeping it Clean
- Maintaining Views
- Keeping the water outside
- Higher Energy Performance to increase operating energy performance and reduce operating costs, to keep all glass curtain walls



What do we fight about?

• **Developer Owner**

- First Cost
- Best Visual Appearance
- Best Visual Performance
- Energy Performance

• **Operating Owner**

- Ongoing Costs
- System Performance
- Energy Performance
- Replacement Costs
- Warranty

