

Gulf View Resort Ready for Rough Weather Thanks to Impact Resistant Glass

Situated on the waterfront overlooking Clearwater Beach Pass in Florida, the Gulf View Resort is renowned for its stunning views of the Gulf of Mexico seascape. Picture perfect vistas are framed by the resort's numerous expansive windows. Due to concerns related to recent storms, the resort owners needed replacements to provide tough, reliable, passive hurricane protection. To measure up to the most stringent Florida hurricane codes, the resort owners entrusted NuAir to provide KeepSafe Maximum® Glass certified impact resistant windows and door systems.

“Like many buildings in Florida, the resort was built prior to the establishment of Florida’s windborne debris building codes,” says Mark Cohen, salesman for NuAir Manufacturing, a Florida-based KeepSafe Maximum-certified window and door manufacturer. “When replacing windows and doors, properties have two basic options that meet code requirements: shutters or impact resistant glass. For properties like this with large expanses of glass, shutters just aren’t practical.”

Rooms with a View

The Gulf View Resort consists of two towers – a nine-story building and a seven-story building - each with suites and single rooms overlooking the Gulf of Mexico. Not only did NuAir retrofit sliding glass doors and fixed windows, but it also installed new fixed glass lites on either side of air conditioning units under the main windows in each room. The openings were fitted with monolithic impact glass with a bronze tint to enhance energy performance. NuAir also installed a massive nine-foot by 18-foot palladium window on the seven-story tower. NuAir used KeepSafe Maximum Glass window and door systems throughout the project. KeepSafe Maximum Glass is made by permanently bonding Saflex, a tough polyvinyl butyral (PVB) protective interlayer between two pieces of glass



PROJECT FACTS

PROJECT

Gulf View Resort

LOCATION

Clearwater Beach, Florida

ARCHITECTURAL FIRM

William F. Mills II

WINDOW & DOOR MANUFACTURER

NuAir Manufacturing

LAMINATED GLASS INTERLAYER

KeepSafe Maximum®, by Saflex a unit of Solutia St. Louis, Missouri



KeepSafe Maximum Glass certified window and door systems are fully tested and are certified to meet ASTM standards and have complete Dade NOA product approvals. In addition to resisting hurricane-force winds and wind-borne debris, KeepSafe Maximum Glass provides additional safety, solar, security and sound control advantages. In hurricane applications the ability of glazing products to resist wind-borne debris can mean the difference between surviving a storm essentially intact and the need to rebuild after immense destruction.



project profile (cont.)

under heat and pressure. “If windows or doors made with this protective glass are impacted with flying debris, the glass may crack. However, the strong interlayer prevents debris from penetrating the opening and entering the home,” says Stephany Davenport residential programs manager at Saflex.



Although the nine-story tower was completed on a typical construction schedule, the second tower proved to be more challenging. “Due to the approaching tourist season, we had a 90-day timeframe on the second tower,” says Cohen. “In less than three months we completed

the entire retrofit, from measuring and manufacturing to installation.” The result? Beautifully framed Gulf vistas from every room at Gulf View, that are storm season ready thanks to the protection provided by KeepSafe Maximum certified window and door systems.

Above and Beyond

In addition to constant passive hurricane protection without the need for shutters, building owners appreciate the other benefits provided by KeepSafe Maximum certified impact resistant glazing solutions, including:

- **Security.** Impact resistant glass provides passive protection 24 hours a day, seven days a week. It is difficult to penetrate – even with baseball bats or hammers – so buildings remain secure.
- **Solar.** The interlayer in impact resistant glass blocks 99 percent of UV light. This helps reduce fading in interior fabrics, furniture and artwork.
- **Sound.** The plastic interlayer also offers a significant acoustic benefit, creating a quiet interior environment, regardless of exterior noise.

With benefits like these, it’s no wonder building and homeowners throughout Florida are turning to impact resistant glass. According to Scott Henderson, president at NuAir, “After the round of hurricanes we had a few years ago, we have had more people than ever inquiring about impact glass. Home and business owners are seeking the round-the-clock passive protection impact resistant glass provides without the hassles of shutters or screens. For ease, convenience and tough hurricane protection, plus all of the additional benefits, it doesn’t get much better than impact resistant glass.”

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