



### **Paul Beers**

CEO and Founder

Palm Beach Gardens, Florida

pbeers@gciconsultants.com

561-228-4265

## **PROFESSIONAL PROFILE**

Paul E. Beers established GCI Consultants, LLC, an exterior building envelope consulting firm, in 1988. He is a former owner of Hurricane Test Laboratory. He has over 40 years of experience with the exterior building envelope. Prior to GCI, he was the owner of a contract glazing firm.

Mr. Beers is a leading expert with glazing systems, facades, water leakage, wind mitigation and hurricane damage. He was instrumental in the development and implementation of missile impact tests after Hurricane Andrew hit Dade County, FL in 1992 and continues to work with post-hurricane recoveries. He has been retained as a consultant on over 500 insurance claims for windows and doors on large buildings. He also consults on construction defect assignments and with forensic investigations of existing buildings. He provides litigation consulting and has testified as an expert witness in Circuit and Federal Courts.

He has appeared as an expert on hurricane damage and mitigation, water leakage, windows and doors on national and local media, including CNN, Wall Street Journal, New York Times, USA Today, Engineering News Record, Popular Science and others. He has spoken at many events, including The Hurricane Conference, The National Glass Show, Construction Specifications Institute, American Institute of Architects, Institute for Business and Home Safety. He has authored magazine articles and peer-reviewed papers for organizations such as ASTM and American Society of Civil Engineers about hurricanes, water leakage, glazing and cladding.

Mr. Beers established a podcast, Everything Building Envelope, and is widely quoted as an industry expert. Most of his current professional time is split between running GCI and taking on high-level consulting assignments.

## **PROFESSIONAL EXPERIENCE**

1988–Present **Chief Executive Officer and Managing Member, GCI Consultants, LLC**  
(formerly Glazing Consultants International, LLC)  
Building envelope consulting firm

1994 – 2011 **Owner/Director**  
Hurricane Test Laboratory  
Building Products Testing Facility

- 1983 - 1989 **President**  
Florida Window and Door, Inc.  
Commercial glazing firm
- 1981 - 1983 **Vice President**  
Palm Beach Window Contractors, Inc.  
Window installation firm
- 1979 - 1981 **Window and sliding glass door installer and supervisor**  
Jet Window Installers, Inc.  
Window distributor
- 1978 – 1979 **Window and sliding glass door installer**  
Gold Coast Erectors, Inc.  
Window installation firm
- 1978 **Carpenter's Helper D. E. Hughes, Inc.**  
Structural contractor

## EDUCATION

- 1978 - 1979 **Attended Palm Beach Junior College, Lake Worth, FL**
- 1978 **Attended University of Florida, Gainesville, FL**
- 1974 - 1977 **Graduate of Palm Beach Gardens High School, Palm Beach Gardens, FL**

## SELECTED PROFESSIONAL ASSIGNMENTS

### (1) **GCI Consultants, LLC**

Perform consulting and expert services for: attorneys, insurance companies, general contractors, architects, developers, manufacturers, installers and building owners. Types of projects include hotels, office buildings, hospitals, airports, schools, condominiums, and municipal buildings.

### (2) **Hurricane Test Laboratory**

Perform consulting and testing of exterior building products including windows, doors, curtain walls, glass, hurricane shutters, cladding and roofing systems for compliance with building code and industry standards.

**(3) Florida Window and Door, Inc.**

Commercial glazing firm with sales volume averaging over \$1,000,000.00 annually. Duties included: sales, estimating, project coordination, employee supervision and financial management.

Types of products sold included: storefronts, curtain walls, sloped glazing, sliding glass doors, windows, and all types of glass. Also specialized in water leak repairs and glass and window replacements.

**(4) Palm Beach Window Contractors, Inc.**

Commercial glazing firm specializing in window and sliding glass door installation, water leakage repairs, and scratched glass replacement. Duties included: installation, sales, estimating, supervision, and financial management.

**(5) Jet Window Installers, Inc.**

Window and sliding glass door distributor specializing in new installations. Duties included installation of products as well as supervision of workers.

**(6) Gold Coast Erectors, Inc.**

Window and sliding glass door installation firm.

**(7) D. E. Hughes, Inc.**

Structural concrete forming contractor.

## **CONTINUING EDUCATION**

October 15, 2019 NAPIA First Party Claims Conference, Warwick, RI

June 11, 2019 NAPIA Conference, Napa, CA

June 3, 2019 FAPIA Conference, Duck Key, FL

January 30, 2019 Windstorm Insurance Conference, Orlando, FL

February 2017 Sto Innovation Conference, New York, NY

April 2015 Glass & Metal Symposium, Miami, FL

November 2014 Glass & Metal Symposium, Orlando, FL

February 2014 Glass & Metal Symposium, Fort Lauderdale, FL

---

April 2011	Window Designs for Bomb Blasts – ASCE Structures Conference, Las Vegas, NV
March 2011	Glass Association of North America – Building Envelope Conference, Las Vegas, NV
March 2010	Glass Association of North America – Building Envelope Conference, Las Vegas, NV
August 2009	GCI Educational Seminar – GE Sealants, Tremco ETA Assemblies, Fluke Thermal Imagers and Suspended Platform Safety Training, West Palm Beach, FL
August 2008	An Overview of AAMA 511-08, West Palm Beach, FL
August 2008	Below Grade Waterproofing and Deck Coatings, Tremco, Inc, GCI Education Seminar, West Palm Beach, FL
August 2008	The Roofing Industry and SBS Modified Bitumen Roofing, Soprema, Inc., GCI Education Seminar, West Palm Beach, FL
August 2007	SBS Modified Bitumen Roofing Systems, and Terapro Waterproofing and Surfacing Systems by Siplast, Palm Beach Gardens, FL
August 2006	“Commercial Glass School” and “Glass Performance Pitfalls,” Viracon, Palm Beach Gardens, FL
August 2005	GCI Educational Seminar – Dow Corning Sealants, ASTM Standards and Field Water Infiltration Tests, West Palm Beach, FL
April 2004	Construction Specifications Institute National Conference, Chicago, IL – various continuing education courses
June 2003	Lorman Education Services, “Advances in Environmental Mold Issues in Florida,” Sarasota, FL
November 2002	NIST/HUD “Mold in Housing” Workshop, Gaithersburg, MD
March 2002	ASTM Symposium on Glass in Buildings, Pittsburgh, PA
February 2002	Conference on Security Glazing, GSA Headquarters, Washington, DC
April 1999	BETEC Symposium on Security Glazing, Impact Resistant Windows and Systems, and Thermal Performance, Atlanta, GA
November 1998	3rd National Contract Glazing Conference, Dallas, TX

June 1998	BETEC Symposium on Security Glazing, Impact Resistant Windows and Systems, and Thermal Performance, Washington, DC
April 1998	ASTM Symposium on Water Problems in Building Exterior Walls: Evaluation, Prevention, and Repair, Atlanta, GA
October 1997	ASTM Symposium on Exterior Insulated Finish Systems (EIFS), Innovations and Solutions to Industry Challenges, San Diego, CA
March 1997	American Arbitration Association Training Workshop for Construction Industry Arbitration, Ft. Lauderdale, FL
March 1996	ASTM Symposium on Water Leakage Through Building Facades, Orlando, FL
February 1996	ASTM Symposium on The Science and Technology of Building Seals, Sealants, Glazing and Water Proofing, Ft. Lauderdale, FL
March 1995	ASTM Symposium on Exterior Insulated Finish Systems (EIFS): Materials, Properties and Performance, Denver, CO
December 1993	ASCE Conference on Hurricanes of 1992, Miami, FL
February 1991	ASTM Symposium on Building Seals and Sealants, Ft. Lauderdale, FL
October 1990	ASTM Symposium on Water Leakage Through the Exterior Building Envelope, Detroit, MI

## PROFESSIONAL LICENSES

Glass and Glazing     **Dade County, FL Martin County, FL**

Window and Door     **Palm Beach County, FL Broward County, FL**

\*Note: All licenses were held during periods of association with glazing firms. Licenses are no longer active.

## PUBLICATIONS

Beers, Paul E., (2023). Disaster to Recovery – Navigating Window and Door Damage So You Can Cut Through the Confusion, Document the Damage, and Resolve the Claim. Powell, OH: Ethos Collective.

Beers, Paul E. and Others (Authors and Key Contributors), “Guidelines for Wind Vulnerability Assessments of Existing Critical Facilities,” FEMA P-2062, September 2019.

Beers, Paul E. and Segal, Derek, “Building Envelope Damages from Hurricane Irma,” The Public Adjuster Times, Spring 2018.

Beers, Paul E., "Wind Risk Assessments for Cladding and Glazing Systems in Critical Facilities," ASCE 2011 Structures Congress, Las Vegas, NV, April 14, 2011.

Beers, Paul E., “Designing Beyond the Code,” USGlass, Metal & Glazing, March 2008.

Beers, Paul E., “Designing Beyond the Code,” Architects Guide to Glass, Volume 22, Issue 2, March/April 2008.

Beers, Paul E., Pilcher, Mark, Sciaudone, Jeffrey, “Retrofitting Commercial Glazing Systems with Laminated Glass,” Use of Glass in Buildings, ASTM STP 1434, V. Block, Ed., ASTM International, 2003.

Beers, Paul E., “Hurricane Protection Requirements for Glazing: Codes and Standards Update,” The Construction Specifier, August 2000.

Beers, Paul E., and Yarosh, Kenneth J., “Remedial Sealant Procedures for Fixed Glass and Curtain Walls,” Journal of Engineering and Testing, ASTM, March 2000.

Beers, Paul E., Smith, William D., “Evaluation of Windows and Sliding Glass Door Assemblies Installed in New Construction Projects” Water Problems in Building Exterior Walls: Evaluation, Prevention, and Repair, Third Volume, ASTM STP 1352, Jon Boyd and Michael Scheffler, Eds., ASTM, 1999.

Beers, Paul E., Smith, William D., “Repair Methods for Common Water Leaks at Operable Windows and Sliding Glass Doors” Water Leakage Through Building Facades, ASTM STP 1314, R.J. Kudder and J.L. Erdley, Eds., ASTM, 1998.

Beers, Paul E., Smith, William D., “Quality Control Procedures to Prevent Water Leakage Through Windows,” Water Leakage Through Building Facades, ASTM STP 1314, R.J. Kudder and J.L. Erdley, Eds., ASTM, 1998.

Smith, William D., Beers, Paul E., “Evaluation of Water Resistance Testing Problems for Installed Facade Systems,” Water Leakage Through Building Facades, ASTM STP 1314, R.J. Kudder and J.L. Erdley, Eds., ASTM, 1998.

Beers, Paul E., “Security Glazing” The Construction Specifier, October 1997.

Beers, Paul E., "Looking Back – The Impact of Building Code Changes for Windborne Debris in Hurricane Prone Areas," NCSBCS/NIST Joint Technical and Research Conference, September 1997.

Beers, Paul E., "Batten Down the Hatches" Glass Magazine, February 1997.

Beers, Paul E., "Windborne Debris Standards Adopted," Glass Magazine, February 1995.

Beers, Paul E., "Designing Hurricane Resistant Glazing," Progressive Architecture, September 1993.

Beers, Paul E., "The Lasting Effects of Hurricane Andrew," Glass Magazine, April 1993.

Beers, Paul E., "Wind Does Not Break Window Glass," Progressive Architecture, April 1992.

Beers, Paul E., "Door Sill Detailing," Progressive Architecture, August 1991.

Beers, Paul E., "Field Testing Windows for Water Leakage," USGlass, Metal & Glazing, August 1990.

Beers, Paul E., "Preventing Water Leakage Through Windows," SunCoast Architect/Builder, June 1990.

Beers, Paul E. and Bondurant, Jason, "Investigating Water Leakage in Windows and Doors after Windstorms," Proceedings of the 10th Congress on Forensic Engineering, ASCE, Seattle, WA, November 1-4, 2024

## PRESENTATIONS

"The Building Envelope vs. Severe Weather," Windstorm Conference, Orlando, FL January 31, 2024

"Hurricane and Pre-existing Damage; Was it the Wind or Neglect?" Windstorm Conference 2023, Orlando, FL, January 24 and January 25, 2023

"Assembling Your Team of Experts," FAPIA Live 2021, Orlando, FL October 25, 2021

"The Dispute Resolution Avengers," FAPIA Live 2021, Orlando, FL, October 24, 2021

"Windows and Doors – How to Assemble a Claim," TAPIA Fall 2021 Conference, Kerrville, TX, October 7, 2021

"Windows, Doors and Water Leakage," Win the Storm, New Orleans, LA, April 2, 2021

"Presentation of Expert Witness Testimony at Trial," Windstorm Insurance Virtual Conference, February 4, 2021

"The Effects of Wind Pressure on Buildings," FAPIA Virtual Conference, December 6, 2020

"The Use of Expert Witnesses in Claims Handling and Litigation," Windstorm Insurance Conference, Orlando, FL, January 28, 2020

"Identifying Flaws in Engineering Reports: What Expertise and Qualifications Must an Engineer Possess," NAPIA First Party Claims Conference, Warwick, RI, October 15, 2019

"Windows and Doors Wind Performance and Water Intrusion," IBHS, Richburg, SC, June 11, 2019

"Forensic Evaluation of Building Envelopes," FAPIA Conference, Duck Key, FL, June 3, 2019

"When Wind Winds Up Damaging Windows", Windstorm Insurance Conference, Orlando, FL, January 30, 2019

"Building Envelopes and Windstorms," FAPIA Conference, Sanibel, FL, June 4, 2018

"Building Envelope Risk Management," Glass & Metal Symposium, Miami, FL, April 24, 2015

"Assessing Curtain Walls – Considerations and Best Practices," National Academy of Building Inspection Engineers 2015 Annual Conference, Atlanta, Georgia, February 22, 2015

"Designing Building Envelopes for Hurricanes," Zurich Winds of Change, Charlotte, NC, September 24, 2014

"Building Envelopes and Hurricanes," Construction Real Estate Women (CREW), Miami, FL, August 22, 2012

"Designing Building Envelopes for Hurricanes," Risk and Insurance Management Society, Inc. (RIMS) 2011 Florida Chapters 36th Annual Joint Educational Conference, Naples, FL, August 3, 2011

"Wind Risk Assessments for Cladding and Glazing Systems in Critical Facilities," ASCE 2011 Structures Congress, Las Vegas, NV, April 14, 2011.

"Designing the Building Envelope for Disasters," part of "Hurricanes, Seismic, Bomb Blasts, The Building Envelope and More," presentation for Zurich Insurance Risk Engineering, Palm Beach Shores, FL, March 21, 2011

"Glazing Issues, Water Infiltration and Energy," CSI Chapter Meeting, Miami, FL, April 20, 2010.

"Glazing Design Criteria for Windborne Debris," Designing for Windborne Debris, CGI Architectural Symposium, Bonita Springs, FL, November 16, 2007.

"Field Water Testing," Pella 2007 Regional Service Training, Tucson, AZ, February 21, 2007. (Note – this program was repeated in Columbia, SC, Greensboro, NC, Murray, KY, Gettysburg, PA, and Fairfield, OH in March and April 2007).

"Water Infiltration Issues Following the Hurricanes of 2004," WCI Communities Tower Division Meeting, Bonita Springs, FL, October 6, 2004.



"Water Leakage – Addressing the Tough Issues," Pella 2003 Commercial Sales Meeting, Pella, IA, February 14, 2003.

"Water Intrusion and Mold," Thompson, Ventulett, Stainback and Associates, Atlanta, GA, January 27, 2003.

"Mold Roundtable," National Multifamily Housing Council, La Quinta, California, January 16, 2003.

"Common Water Problems in Buildings," Solving Water Intrusion and Mold Problems in Florida, Sarasota, FL, November 14, 2002.

"Common Water Problems in Buildings," Solving Water Intrusion and Mold Problems in Florida, Tampa, FL, September 19, 2002.

"Common Water Problems in Buildings," and "New Construction Quality Control," R. J. Griffin & Company Project Managers Seminar, Atlanta, GA, August 23, 2002.

"Water Leakage and Windows – Addressing the Tough Issues," Denver, CO and Chicago, IL, August 6-8, 2002.

"Water Leakage and Windows – Addressing the Tough Issues," Cincinnati, OH and Albany, NY, June 4-6, 2002.

"Common Water Problems in Buildings," Solving Water Intrusion and Mold Problems in Florida, Ft. Lauderdale, FL, May 29, 2002.

"Retrofitting Commercial Glazing Systems with Laminated Glass," ASTM Symposium on Glass in Buildings, Pittsburgh, PA, April 14, 2002.

"Water Leakage and Windows – Addressing the Tough Issues," Kansas City, MO and Minneapolis, MN, February 2002.

"Florida Building Code Briefing," Southeast Glass Association, Orlando, FL, August 11, 2001.

"Building Envelope Quality Control," Bovis Lend Lease Project Managers Meeting, Charlotte, NC, May 4, 2001.

"Building Code Briefing – Wind and Water," National Glass Show, Miami Beach, FL, March 14 and 15, 2001.

"Retrofitting Existing Windows and Doors for Hurricane Protection," National Hurricane Conference, New Orleans, LA, April 20, 2000.

"Codes and Standards Update," Glass Association of North America Glass Week, Orlando, FL, January 30, 2000.

"Exterior Insulation and Finish Systems Refresher," Pella Dealer Service Training Seminar, Pella, IA, September 21, 1999. (The program was repeated October 19, 1999.)

“Water Management,” Pella Dealer Service Training Seminar, Pella, IA, September 21, 1999. (The program was repeated October 19, 1999.)

“Codes and Standards – Review of the Current Status of Codes and Standards Activities Including ASCE Standard 7, SBCCI’s Code Provisions, Proposals for New International Building Code, Dade and Broward County Florida Codes, ASTM and others,” BETEC Symposium on Security Glazing, Impact Resistant Windows and Systems, and Thermal Performance Atlanta, GA, April 7, 1999.

“Codes, Standards, Tests & Design for Glazing Hurricane Protection,” Colegio de Arquitectos de Puerto Rico (College of Architects of Puerto Rico), San Juan, Puerto Rico, February 25, 1999.

“Got Codes? – An Update on Codes and Standards Activities,” 3rd National Contract Glazing Conference, Dallas, TX, November 2, 1998.

“Retrofitting Commercial Glazing Systems,” Annual Congress of The Institute for Business and Home Safety, Orlando, FL, October 22 and 23, 1998.

“Quality Control for Glazing Systems,” McDevitt Street Bovis Company Meeting, Charlotte, NC, September 25, 1998.

“Exterior Insulation and Finish Systems,” Pella Dealer Service Training Seminar, Pella, IA, September 23, 1998. (The program was repeated October 14, 1998.)

“Problem Construction Practices,” Pella Dealer Service Training Seminar, Pella, IA, September 23, 1998. (The program was repeated October 14, 1998.)

“Windows, Doors and Skylights,” Marriott South Central Region Engineers Conference, Point Clear, AL, August 31, 1998.

“Glazing Codes and Standards,” Southeast Glass Expo '98, Ft. Lauderdale, FL, August 7, 1998.  
“Hurricane Glazing Systems,” Cayman Architects and Engineers Society, Grand Cayman, Cayman Islands, British West Indies, July 8, 1998.

“Risky Houses,” National Press Club, Washington, DC, June 16, 1998.

“Codes and Standards – Review of the Current Status of Codes and Standards Activities Including ASCE Standard 7, SBCCI’s Code Provisions, Proposals for New International Building Code, Dade and Broward County Florida Codes, ASTM and others,” BETEC

Symposium on Security Glazing, Impact Resistant Windows and Systems, and Thermal Performance Washington, DC, June 10, 1998.

“Evaluation of Windows and Sliding Glass Door Assemblies Installed in New Construction Projects,” ASTM Symposium on Water Problems in Building Exterior Walls: Evaluation, Prevention, and Repair, Atlanta, GA, April 18 and 19, 1998.

“Standards and Code Provisions for the Design of Non-Structural Components of Buildings,” Design of Non-Structural Components of Buildings (Session F-4, Engineering), National

Hurricane Conference, Norfolk, VA, April 9, 1998.

"Retrofitting Commercial Structures", IBHS Retrofit Committee, Phoenix, AZ, January 14, 1998.  
"Looking Back – The Impact of Building Code Changes for Windborne Debris in Hurricane Prone Areas," NCSBCS/NIST Joint Technical & Research Conference, Reston, VA, September 4, 1997.

"Laminated Glass and the South Florida Building Code," University of Miami School of Architecture, Miami, FL, January 24, 1997.

"Curtain Wall Glazing Systems," McDevitt Street Bovis Company Seminar, Charlotte, NC, April 11, 1996.

"Repair Methods for Common Window Leaks at Operable Windows and Sliding Glass Doors," ASTM Symposium on Water Leakage Through Building Facades, Orlando, FL, March 17, 1996.

"New Hurricane Glazing Codes and Fenestration & Energy Codes," Southeast Glass Expo '96, Orlando, FL, March 2, 1996.

"Missile Impact Demonstration," SBCCI Yearly Conference, Nashville, TN, November 6-9, 1994.

"Complying with Missile Impact Requirements of The South Florida Building Code," AIA/CSI Product Fair, Ft. Lauderdale, FL, September 28, 1994.

"Designing for Windborne Debris," CSI, Miami, FL, September 19, 1994.

"Changes to The South Florida Building Code," Panel Member at CSI Roundtable Discussion, Miami, FL, August 12, 1994.

"Evaluating Storm Shutters & Other Forms of Opening Protection for Use in Hurricane Prone Areas," Florida Department of Insurance, Tallahassee, FL, August 10, 1994.

"Understanding the New South Florida Building Code Missile Impact Requirements," Dade County AIA/CSI Product Fair, Miami, FL, April 19, 1994.

"Hurricane Glazing Workshop," Palm Beach County AIA/CSI Product Fair, West Palm Beach, FL, February 7, 1994.

"Missile Impact Code Update," ASTM Missile Impact Working Group Meeting, New Orleans, LA, January 12, 1994.

"Hurricane Glazing," Laminated Safety Glass Association/ Glass Tempering Association Summer Meeting, Snowmass, CO, August 27, 1993.

"Engineering the Building Envelope for Hurricane Effects," Metro Dade Building Code Evaluation Task Force, Miami, FL, October 21, 1992.

"Disaster to Recovery - Navigating Window and Door Damage So You Can Cut Through the Confusion, Document the Damage, and Resolve the Claim," FAPIA PA Academy, Virtual, June 10, 2024