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Review façade spandrel design: insulation, fire, visuals

Review façade spandrel design for insulation, fire, and visual consistency with an interactive checklist that's commentable and can export as PDF/Excel for coordinated approvals.

Project:

Date:

Filled by:

Design Inputs & Submittals

1	Confirm spandrel locations and sizes match elevations and schedules using GA-BIM overlays; acceptance: 100% alignment; evidence: annotated overlay with reviewer initials and date.
2	Verify spandrel glass/backpan/insulation build-ups match approved project specifications; method: submittal review; acceptance: no deviations; evidence: approved submittal numbers and page references.
3	Check insulation data sheets for thermal conductivity (λ) and service temperature; acceptance: meets performance targets; evidence: controlled datasheets with version numbers in register.
4	Validate opacity solution (ceramic frit/opacifier/film) compatibility with sealants; method: manufacturer letters; acceptance: written confirmation; evidence: compatibility letters filed against product IDs.
5	Ensure tested firestop and perimeter seal systems are nominated per interface; method: system matrix; acceptance: each detail mapped; evidence: signed matrix referencing drawings.

Thermal & Condensation Control

6	Review spandrel U-value calculations ($\text{W/m}^2\cdot\text{K}$); method: calculation report; acceptance: $\leq$ project target; evidence: signed report with inputs, assumptions, and outputs.
7	Confirm insulation thickness and density meet design; method: section takeoff; acceptance: thickness $\geq$ specified mm; evidence: marked up details and takeoff sheet.
8	Verify thermal breaks at anchors/transoms are continuous; method: detail trace; acceptance: no exposed metal bridging; evidence: highlighted prints and approved mockup photos.
9	Check interior surface temperature factor (f_{Rsi}) at cold spots; method: hygrothermal model; acceptance: $\geq$ project minimum (e.g., 0.75); evidence: model screenshots and signoff.
10	Confirm vapor control layer on warm side with sealed laps; method: detail review; acceptance: continuity at joints and penetrations; evidence: redlines and sealant/tape specifications.

Fire & Compartmentation	
11	Validate slab-edge firestop continuity through the spandrel zone; method: detail walk-through; acceptance: tested assembly per approved project specifications and authority requirements; evidence: system certificate and detail references.
12	Check mineral wool safing thickness and compression; method: quantity take-off; acceptance: 25±5% compression, joints ≤ 3 mm; evidence: take-off sheet and mockup photos.
13	Ensure façade-to-slab smoke seals accommodate movement; method: drift calculation; acceptance: seals sized for ± expected interstorey drift; evidence: calculation and detail callouts.
14	Confirm spandrel insulation non-combustibility where required; method: classification review; acceptance: material classification per approved project specifications and authority requirements; evidence: accredited test reports.
15	Verify fire-rated spandrel panels/glazing at required locations; method: plan/elevation overlay; acceptance: all locations tagged; evidence: marked drawings and approval email.

Visual & Alignment Criteria	
16	Evaluate colour/reflectance match in full-size mockup under daylight; acceptance: $\Delta E \leq$ project limit, reflectance within ±3%; evidence: photos and signed mockup report.
17	Confirm sightlines and transom heights align across grids; method: elevation stringline check; acceptance: offsets ≤ 2 mm on drawings; evidence: annotated elevations.
18	Assess risk of insulation/backpan read-through; method: lightbox and raking light tests; acceptance: no discernible telegraphing; evidence: test photos and reviewer note.
19	Verify masking coverage hides attachments and insulation edges; method: section review; acceptance: coverage margin ≥ 10 mm beyond obstructions; evidence: detailed markups.
20	Ensure cavity venting or sealing strategy is consistent; method: system note review; acceptance: approach uniform across elevations; evidence: design note and sign-off.

Documentation & Approvals	
21	Compile materials schedule: glass makeups, insulation type/thickness, firestop systems; acceptance: complete and coordinated; evidence: issued schedule with revision number.
22	Record compatibility approvals for adjacent sealants, gaskets, and tapes; method: vendor confirmations; acceptance: project-specific and current; evidence: letters and product IDs.
23	Log design risks and mitigation actions with owners; method: risk register; acceptance: actions assigned, due dates set; evidence: exported register with status.
24	Obtain final approvals from façade consultant, fire engineer, and client; acceptance: digital signatures; evidence: signed approval page and QR-linked archive.

Comments:

Filled by:

Signature:

Introduction	How to use this checklist
Review façade spandrel design for insulation, fire, and visual consistency is essential to deliver safe, durable, and visually coherent façades. This checklist supports spandrel panel review within curtain wall and window wall systems, focusing on thermal performance, façade firestopping, and visual uniformity between vision and opaque zones. It helps teams prevent condensation, inhibit flame spread behind cladding, and avoid visible read-through or colour mismatch that undermines elevations. Scope covers design-stage submittals, calculations, tested perimeter fire barrier selections, mockups, and coordinated details; it excludes structural capacity checks and on-site installation inspection. Using this resource, you will align submittals with approved project specifications and authority requirements, validate spandrel glass/backpan/insulation compatibility, and document mockup approvals before procurement. The outcome is coordinated drawings, acceptable U-values, appropriate materials, and signed visual benchmarks that de-risk fabrication and site delivery. Start in interactive mode to tick items, assign owners, comment directly on steps, and export decisions to PDF/Excel via a QR-secured share link.	1. Preparation: Gather current elevations, sections, calculation reports, material data sheets, tested system certificates, mockup photos, and the project specifications. Ensure access to BIM/GA overlays, colour samples, lightbox, and movement/thermal tools. Wear required PPE during mockup inspections. 2. Start interactive mode: Open the checklist, select project, building, and elevation. Assign owners and due dates to each item. Attach drawings, reports, and photos directly to steps for a single source of truth. 3. Collaborate: Tick items as you verify them, add comments with clarifications or RFIs, and mention responsible parties. Use status tags (Open, Blocked, Ready) to drive decisions across design disciplines. 4. Export and share: Generate a timestamped PDF/Excel export including comments, attachments links, and item status. Share via a QR-secured link so stakeholders can review the authenticated package. 5. Sign-Off: Capture digital signatures from the façade consultant, fire engineer, and client. Archive the signed checklist with revision control, lock approved recipes, and record final acceptance dates for audit.