

Golden Gate Audubon Proposed Amendments to Staff Proposal  
**23.304.150 Bird Safe Buildings.**

**A. Purpose.** The purpose of this section is to reduce bird mortality from windows and other transparent buildings or building features known to increase the risk of bird collisions.

**B. Applicability.**

1. *Applicability.* The bird safe building requirements apply to the following types of projects based on the primary land use when such projects require a building permit.

**Table 1 - 23.304.XX. Bird Safe Building Requirement Applicability**

Project Type	Applicable Building Location(s)	
<b>Non-Residential</b>		
New Construction or Addition	<del>Continuous</del> <u>All</u> transparent <u>or reflective</u> materials <del>of 12-sf or larger</del> located between the ground and 100 feet above grade.	
New or Replacement Transparent Materials on Existing Building	<del>Continuous</del> <u>All</u> transparent <u>or reflective</u> materials <del>of 12-sf or larger</del> located between the ground and 100 feet above grade.  <u>Buildings where every façade's total square footage consists of less than where 50% or more of the elevation's total square footage consists of transparent material are exempt through January 1, 2028.</u>	
New or Replacement Transparent Buildings or Features	<del>Continuous</del> <u>All</u> transparent material <del>of 24-sf or larger</del> , including but not limited to, freestanding glass walls, noise or wind barriers, skyways, balconies, greenhouses, and rooftop appurtenances. <u>No exemptions for these high hazard features.</u>	
<b>Residential or Mixed Use</b>		
New Construction or Addition	Building with 10,000 sf or more gross floor area	<del>Continuous</del> <u>All</u> transparent <u>or reflective</u> materials <del>of 12-sf or larger</del> located between the ground and 100 feet above grade.
	Building with less than 10,000 sf gross floor area	<del>Continuous</del> <u>All</u> transparent <u>or reflective</u> materials <del>of 12-sf or larger</del> located between the ground and 100 feet above grade.  <u>Buildings where every façade's total square footage consists of less than 50% or more of the façade's total square footage consists of transparent material are exempt through January 1, 2028.</u>
New or Replacement Transparent Materials on Existing Building	<del>Building with 10,000-sf or more gross floor area</del>	<del>Continuous</del> <u>All</u> transparent <u>or reflective</u> materials <del>of 12-sf or larger</del> located between the ground and 100 feet above grade.

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		<del>-where</del> Buildings where every façade's total square footage consists of less than 50% <del>or more of the façade's total square footage consists of</del> transparent material <del>are exempt through January 1, 2028.</del>
	Building with less than 10,000-sf gross floor area	Not applicable
New or Replacement Transparent Buildings or Features	Continuous <del>All</del> transparent material <del>of 24-sf or larger</del> , including but not limited to, freestanding glass walls, noise or wind barriers, skyways, balconies, greenhouses, and rooftop appurtenances. <u>No exemptions for these high-hazard features.</u>	

2. Exemptions.

- a. The bird safe building requirements do not apply to existing windows or other transparent materials that are not proposed to be replaced.
- b. Residential projects, including the residential portion of mixed-use projects, ~~with the majority~~ where greater than 75% of the units are subject to recorded affordability restrictions. ~~If added to an existing building or property, the entire building or property is exempt.~~ New or replacement transparent Building Features as described in Table 1 – 23.304.XX are not exempt.

~~3. Continuous Transparent Material. Transparent material that is not interrupted by a line, spacer, mullion, grille or other visible material at least 1/2" in width.~~

**D.C. Bird Safe Requirements.** Any regulated continuous transparent material must meet at least one of the following conditions:

1. *Threat Factor Rating.* A product with an American Bird Conservancy Threat Factor Rating of 30 or less.

2. *Patterned Glazing Treatment.* The glass assembly must have all the following characteristics:

- a. Visible Light Reflectance from the Exterior ≤ 15%;
- b. Frit, ceramic ink, or other marker types must be opaque (or have a Visible Contrast Level > .0 from BirdVis app (<http://3.140.67.204:3838/Luro>, 2021)

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c. As viewed from Surface 1, all low-e coatings must be behind the pattern;

d. Clear or low-iron glass;

e. A pattern that is made up of one of the following elements or a combination:

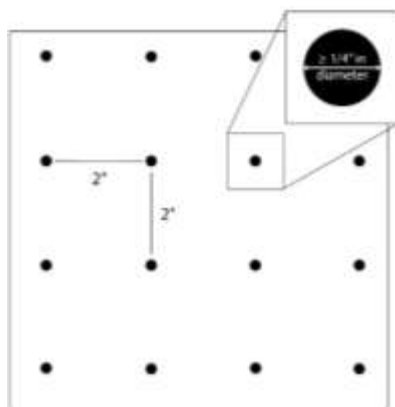
1. Continuous lines at least 1/8" wide, nowhere more than 2" apart, measures edge to edge (see Figure 23.304.XXX, right);

2. Circular, square, or irregular solid shapes that are nowhere more than 2" from another shape, measured horizontally or vertically, (edge to edge) or 2.83" diagonally (see Figure 23.304.XXX, left). Each shape must have a minimum area of  $\geq 0.20$  square inches, which corresponds approximately with circles of diameter  $\frac{1}{4}$ "; and

f. Patterns on side 1 or side 2 only.

~~2. Panes with patterns that are etched, fritted, stenciled, silk-screened, or otherwise permanently incorporated into the transparent material. If the pattern utilizes dots or other isolated solid shapes, each dot or shape must be at least a  $\frac{1}{4}$ " in diameter and be no more than 2" apart in any direction (see Figure 23.304.XXX, left). If the pattern utilizes lines, they must be at least  $\frac{1}{8}$ " in width and spaced no more than 2" apart (see Figure 23.304.XXX, left).~~

**Figure 23.304.XXX Patterned Glazing Treatment Requirements**



*Dots or Isolated Solid Shapes*



*Lines*

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3. *External Screens, Shutters, or Shading Devices.* Panes with exterior screens, shutters or shading devices installed permanently over windows, structures, or building features such that there is no gap larger than 9 inches in one dimension. Building integrated treatments include, but are not limited to, metal screens, shutters, fixed solar shading such as louvres, and exterior insect or solar screens.

~~4. *Biologist Certification.* Analysis by a qualified biologist indicating that the proposed construction would reduce collision risk to an extent comparable to the requirements of this section.~~