

SAMPLE DRAFT FOR ALAMEDA....

New construction and major renovations projects shall incorporate bird-friendly building materials and design features since birds provide valuable and important ecological services. In Alameda County over 370 species of birds have been documented.

A. Purpose.

The purpose adopting bird-safe building ordinance is to establish bird-safe plan standards for new building construction and replacement facades which will reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” The two circumstances regulated by this section are:

1. Location-related hazards where the siting of a structure creates increased risk to birds; and
2. Feature-related hazards which may create increased risk to birds regardless of where the structure is located.

B. Exceptions.

1. Limited Glass Façade. Residential buildings that are less than 45 feet in height and have an exposed façade comprised of less than 10 percent glass are exempt from new or replacement façade bird-safe glazing requirements.
2. Substantial Glass Façade. Residential buildings that are less than 45 feet in height but have a façade with surface area composed of more than 50 percent glass, shall provide bird-safe glazing treatments for 90 percent of all large, unbroken glazed segments that are 9 square feet or larger.

Historic Buildings Exemption. Bird-safe treatment of replacement glass facades for structures designated as City landmarks or within designated historic districts. Reversible treatment methods, such as netting, glass films, grates and screens, are recommended for bird collision zones, as defined below:

C. Bird-Safe Glazing Treatment.

Bird-safe glazing treatment may include exterior screens, fritting, netting, permanent stencils, frosted glass, physical grids placed on the exterior of glazing, or UV patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least one quarter inch wide at a minimum spacing of four inches, and vertical or horizontal elements at least one-eighth inch wide at a maximum spacing of two inches. No untreated glazing proposed as having a bird-safe treatment shall have a visible light reflectance exceeding 10 percent.

D. Standards.

1. Location-Related Standards.

These standards apply to new buildings with a floor area of 1,000 square feet or more that are located within or adjacent to open spaces two acres and larger in size that are

dominated by open water or vegetation, including vegetated landscaping, forest, meadows, grassland, and wetlands.

- a. Facade Requirement. Bird-safe glazing treatment is required such that a bird collision zone facing the open space consists of at least 80 percent bird-safe glazing. To the extent feasible, buildings shall be designed to locate permitted transparent glazing, which is not considered bird-safe, on the ground floor and at lobby entrances to enhance visual interest for pedestrians. For purposes of this requirement, a “bird collision zone” shall mean the portion of buildings most likely to sustain bird-strikes from local and migrant birds in search of food and shelter and includes:
 - i. Glass facades beginning at grade and extending upwards for 60 feet; and
 - ii. Glass facades directly adjacent to landscaped roofs.
 - iii. Lighting.
 - iv. No up lighting shall be used in bird collision zones.
 - v. Comply with all federal aviation safety regulations for large buildings by installing minimum intensity strobe lighting with three second flash instead of solid red or rotating lights
 - vi. Turn off nighttime architectural illumination treatments during bird migration season (February 15 to May 31 and August 1 to November 30).
 - vii. Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise.
 - viii. Reduce perimeter lighting whenever possible.
 - ix. Install full cut off, shielded or directional lighting to minimize light spillage, glare or light trespass.
 - x. Do not use beams of lights during the spring (February 15 to May 31) or fall migration (August 15 to November 30).

2. Feature-Related Standards.

Feature-related hazards include free-standing glass walls, glass wind barriers, skywalks, and greenhouses, atriums, or green rooftops that have adjacent unbroken glazed segments 9 square feet and larger in size. Feature-related hazards can occur throughout the City. Any structure that contains these elements shall treat 100 percent of the glazing so that it is bird-safe.

- i. Minimize the number of and co-locate rooftop antennas and/or other rooftop structures
- ii. Monopole structures or antennas shall not include untreated guy wires
- iii. Avoid the use of mirrors in landscape design
- iv. Avoid placement of features that attract birds (landscaped areas, green roofs, water features) near glass unless shielded by architectural features and incorporating bird friendly treatments as described above.

E. Conflict with Other Codes.

If any of the requirements of this section conflict with provisions in the City's Building and Fire Codes, the provisions of the California Code of Regulations Title 24, as amended by the City, shall prevail.