

Section 10.06.34 Glare and Heat Standards

- (4) Bird-Friendly Design Requirements. The intent of these requirements is to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.
- (a) This section pertains to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified herein.
 - (b) Glass area shall be measured as one continuous panel of glass or other transparent materials, or a set of two or more such panels divided by mullions of six inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six inches shall be considered individual windows. Spandrel or opaque glass with reflectivity of 14% or less shall not be included in the calculation of glass area.
 - (c) Bird-Friendly Design Treatment Requirements. Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collisions by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are $\frac{1}{4}$ " (or 5 mm) in diameter or larger and spaced at no more than a two-inch (2") by two-inch (2") pattern; or b) lines that are $\frac{1}{8}$ " in width or greater and spaced no more than 2" apart; low reflectance opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.
 - 1. Buildings or structures over 10,000 square feet. For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:
 - a. For building façades where the first sixty (60) feet from grade are comprised of greater than or equal to fifty percent (50%) glass:
 - i. At least eighty-five percent (85%) of the glass shall be treated; and
 - ii. All glass within fifteen (15) feet of a building corner shall be treated when see through or fly through conditions exist.
 - b. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - i. At least eighty-five percent (85%) of the glass, on glass areas fifty (50) square feet or over shall be treated; and
 - ii. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner shall be treated.
 - c. All glass railings shall be treated.
 - d. All glass on enclosed building connections shall be treated up to sixty (60) feet above-grade.
 - 2. Sky-bridges. For buildings and structures of any size, all glass on above-ground bridges shall be treated.
 - 3. At-grade glass. For buildings and structures of any size, all at-grade glass features such as sound walls or glass screens shall be treated.