

Credit Interpretation Rulings:

- PPI Credit 4: Sustainability Investments
 - Q: How are the points (1-2 available) distributed for different requirements?
 - **Response: 1 point for \$5,000 invested in any project, 2 points for \$10,000 invested**
- LUC Credit 3.1: Views: Visual Quality
 - Does a tunnel constructed off-site, but on existing streets, disqualify a project from receiving this point?
 - **Response: A project which creates or displaces landforms beyond the boundaries of the site is not eligible for this credit.**
- LUC Credit 5: Density and Open Space
 - Q: How does a project calculate points for this credit if it is a mixed-use development with multiple building types?
 - **Response: Requirements as listed apply to each portion of the development by percentage: if the development is 50% residential and 50% commercial, the 50% residential portion abides by the residential requirements and the 50% commercial portion abides by the commercial requirements**
- BD Prerequisite 1: Co-existing with wildlife
 - Q: Are projects that are not in recognized bear habitat required to prohibit bird feeders and place all garbage in bear-proof trash cans? If not in recognized bear habitat, is it acceptable to have orchards that are not completely fenced?
 - **Response: Projects must abide by the first two requirements (properly contain all animal attractants and eliminate private feeding of wildlife that lead to conflicts) regardless of location. If in primary conservation areas or recognized bear habitat, projects must implement a plan for no new fruit trees, no stocking of ponds storing water for firefighting/landscaping, and no permanent outside grills. Pilots must submit concurrence from the appropriate state wildlife agency that the measures proposed to minimize wildlife conflicts are appropriate to the location and nature of the development. Proper waste/food containment and guidelines related to bird feeders, barbecues, etc must be designed in concert with the agency most familiar with the local populations and habitats.**
- BD Prerequisite 1: Co-existing with Wildlife
 - What is the definition of a “permanent outside grill”?
 - **Response: A permanent outside grill is defined as anything that cannot be removed/taken inside at night or when not in use. Portable gas/charcoal grills are not considered permanent, nor are built-in grills as long as the grills can be removed and properly stored when not in use.**
- BD Credit 1: Preservation of Aquatic Resources
 - Q: Please clarify the point distribution for this credit.
 - **Response: If development occurs within a wetland and you can demonstrate that your development WITHIN the wetlands is not impeding fluvial processes, only one point can be achieved. 2 points can be achieved for placing development outside of wetlands. You can either get 1 or 2 points on the wetlands and stream channels portion of this credit, and an additional point for the aquatic habitat preservation, for a total of 3 points.**

- BD Credit 4: Vegetative Management
 - Q: Please clarify the point distribution on this credit. Is a project still eligible for this credit if they have a weed management plan to keep noxious weeds under control but they have not been totally eradicated?
 - **Response: One point can be achieved for preserving native vegetation through either compliance path (locating development in areas that no longer contain native vegetation, OR for preserving native vegetation critical to habitat conservation). The second point available in this credit is for development of a weed management and monitoring plan. A project is eligible for the second point if they have a weed management and monitoring plan that is compliant with their jurisdiction, and are making efforts to eradicate noxious weeds.**

- BD Credit 5: Habitat Restoration and Enhancement
 - If this credit is designed to encourage enhanced wildlife habitat and biodiversity, why are no artificial water features permitted? Does a constructed pond disqualify a project from receiving this credit? How is an artificial water feature defined?
 - **Response: Artificial water features are defined as those that require a pump for operation, or those made from non-native materials (such as Italian marble waterfalls). All new ponds must have water rights in place and must not affect hydrology or native aquatic life. An aquatic biologist must evaluate potential negative aquatic effects on-site and to adjacent sites on any in-stream, wetland or water feature improvements.**

- CHV Credit 2: Conservation of Cultural/Historic Structures
 - Q: Is a development with no historic structures on site eligible for this credit?
 - **Response: Projects with no historic structures on site are not eligible for this credit, as they already receive points in CHV credit 1 for developing a site with no historic structures.**

- RR Credit 3: Public/Private Land and River Access
 - Q: Does an easement from a project through neighboring property to access BLM lands qualify for this credit, if the project allows public access at this point? Is a project still eligible if they do not offer public access to the entire development? What percentage or quantity of the recreational resources on site must be provided to the public in order to receive the points?
 - **Response: BLM easement from the development through private lands to connect to BLM lands qualifies for one point. An additional point would be viable if the project wanted to provide and maintain public amenities for this access, such as signage, restrooms, bike racks, etc. There is no minimum percentage required.**

- BE Prerequisite 1: LEED Prerequisites
 - Q: What are the requirements for enforcement of this prerequisite in a neighborhood development? Are CCR's and enforcement penalties sufficient to meet this prerequisite?
 - **Response: CCRs and enforcement penalties are sufficient to meet this prerequisite.**

- BE Credit 1: Optimize Energy Performance

- The requirements for this credit are confusing... partially because of the formatting. It is unclear which paths/options go with which categories. I am not sure what titles label which requirements. Also, the same issue for mixed-use developments apply here.... what if non-residential buildings make one level of performance and residential building make a different one... not sure the grouping of points in this credit is adaptable enough...
- **Recommended response: See matrix**

BE Credit 1: Optimize Energy Performance	Nonresidential/Residential over 3 stories	Residential
Minimal	Whole Building Energy Simulation: +10% Improvement compared to IECC	Qualify as Energy Star Home (Builder Option Package)
Moderate	Whole Building Energy Simulation: +20% Improvement over IECC (option 1) or Prescriptive Compliance Path, ASHRAE Advanced Energy Design Guide (option 2)	Qualify as Energy Star Home with HERS Index rating of 80 or better for IECC Climate Zones 6-8
Aggressive	Whole Building Energy Simulation: +30% Improvement over IECC (option 1) or Prescriptive Compliance Path: Basic and Prescriptive Criteria of Advanced Buildings Benchmark v 1.1 (option 2)	Qualify as Energy Star Home with HERS Index rating of 70 or better for IECC Climate Zones 6-8

- PSI Prerequisite 2: Water Metering
 - What does the term "strictly enforced" mean? Does a project meet this prerequisite if all homes are on city water (even if the city does not check meters every month and their rates/practices don't incentivize conservation)?
 - **Response: Yes, a project within a municipality that meters water meets the requirements for this prerequisite.**
- PSI Credit 3: Carbon Emissions Reduction
 - How many carbon offsets does one have to purchase to qualify for this credit?
 - **Response: For the pilot phase, the project must purchase enough carbon offsets to offset 100% of their use OR reduce carbon emissions by at least 50% either on- or off-site.**
- PSI Credit 5: Water Use Efficiency
 - This credit says it is worth 1-4 points, but I believe it needs an 'and/or' rather than just an 'or' to allow for 4 points.
 - **Response: This credit has three sections: Indoor Use (1 point), Landscape Use (1 point), and Stormwater Use (1-2 points). The OR applies to the two compliance paths for the landscape use section.**
- PSI Credit 6: Water Quality
 - How does a project WITHIN a municipality gets points for its connection?

- **Response: If a project is within a municipality, they must hook up to the municipal water and wastewater treatment system to earn this credit. Projects must provide the municipality's source water protection plan; if the municipality does not have a municipal water or wastewater system and/or is not operating under a source water protection plan, the project must develop a source water protection plan to be eligible for the credit. Projects must also provide a letter or permit for connection to wastewater treatment system or public water system provider.**
- PSI Credit 8: Utility Construction and Resource Management
 - Is this credit only possible for municipalities?
 - **Response: If utilities are installed by someone other than the municipality, the project must do an evaluation to choose the appropriate construction method. Projects must provide a letter from the municipality authorizing the development to proceed with trenchless technology, open-cut construction, or other appropriate methods for infrastructure construction or expansion.**
- CV Credit 2: Mixed Use
 - Can mixed uses WITHIN the development plan can be included for this credit, or do these have to be pre-existing uses?
 - **Response: For the pilot phase, up to 20% of the uses can be located within the development (1 out of 5 for 1 point, 2 out of 10 for 2 points).**
- CV Credit 4: Public Spaces: Availability and Access
 - What is the definition of rural for this credit?
 - **Response: The US Census definition of urban is a centralized core of at least 2,500 people and a minimum density of 1,000 persons per square mile. Rural will be anything less than the above.**