Introducing WELL

Putting the Human First

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About Courtney

Senior Sustainability Consultant at Taitem Engineering
LEED AP, BD+C and WELL AP

Special expertise:
- Project manager & technical support for LEED projects
- eQUEST energy modeling

Fun fact: helped design family’s own zero energy home, Hemsin House
Taitem
Engineering Excellence since 1989

Design engineering
Energy + Sustainability consulting
Solar contracting

Helping buildings and programs perform better for clients across New York

Certified B Corporation using the power of business as a force for good.
Today’s presentation

1. Green Building Certifications
2. Getting to know the WELL
3. WELL vs. LEED
4. The WELL Building Standard
5. Q&A
Green Building Certifications
ENERGY STAR for Buildings

ENERGY STAR was originally developed by the U.S. Environmental Protection Agency (EPA) as a voluntary labeling program to promote energy-efficient products and reduce greenhouse gas emissions.

LEED: Leadership in Energy & Environmental Design

Established in 1998, Leadership in Energy & Environmental Design (LEED) has transformed the way we think about how our buildings and communities are designed, constructed, maintained and operated across the globe.

Living Building Challenge

The Living Building Challenge (LBC) is a philosophy, advocacy platform, and certification program that promotes a very high building standard linked to net zero energy, net zero water, beauty, and more.

WELL Building Standard

The WELL Building Standard focuses on the health and wellness impacts that buildings have on occupants. Areas of concentration are air, water, nourishment, light, fitness, comfort, and mind.

Passive House

The Passive House standard was developed in Germany in the early 1990s and the first dwellings to be completed to the Passive House Standard were constructed in Darmstadt in 1991.

NZE: Net Zero Energy Building

The Net Zero Energy Building (NZE) certification is also a key achievement under the holistic Living Building Challenge, both are administered by The International Living Future Institute (ILFI) provides a certification option for a.

BOMA 360 Performance Program

The BOMA 360 Performance Program awards buildings that meet industry best practices in building management and operations — from Building Owners and Managers Association International.

Green Globes

The Green Globes system was based on the Building Research Establishment's Environmental Assessment Method (BREEAM) by the Canadian Standards Association.
Getting to know WELL
THE TEAM BEHIND WELL

The International WELL Building Institute (IWBI) is leading the global movement to transform our buildings and communities in ways to help people thrive.
THE BUILDINGS WHERE WE LIVE, WORK, LEARN AND RELAX PROFOUNDLY IMPACT OUR HEALTH, WELL-BEING, AND PRODUCTIVITY.
WELL

is for the People...
Principles of **WELL**

- Equitable
- Global
- Evidence-based
- Technically robust
- Resilient
Business Case for WELL

- Health-focused environment
- Increased productivity
- Improved satisfaction
WELL vs. LEED
PEOPLE + PLANET
APPLYING LEED AND THE WELL BUILDING STANDARD™
Overlap

60 WELL Preconditions and/or Optimizations are not related to the LEED v4 Rating System

27 WELL Preconditions and/or Optimizations are similar to the LEED v4 Rating System

13 WELL Preconditions and/or Optimizations directly relate to the LEED v4 Rating System
THE WELL BUILDING STANDARD
Architecture of the Standard

- Identified performance metrics, design strategies, and policies
- Concepts and Features
- Preconditions and Optimizations
- WELL Scorecard
- WELL Online
- Documentation & Review
- On-site performance verification
- Certify every three years
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Scoring and Certification Levels

**Silver** level certification is achieved by meeting **100 percent** of the WELL Preconditions applicable to the Typology in all Concepts.

**Gold** level certification is achieved by meeting **all of the WELL Preconditions**, as well as **40 percent or more** of the Optimization Features.

**Platinum** level certification is achieved by meeting **all of the WELL Preconditions**, as well as **80 percent or more** of the Optimization Features.
Steps for Certification

1. Register project on WELL Online
2. Gather project information & prepare documentation
3. Submit for Documentation Review
4. Schedule Performance Verification
5. Perform on-site Performance Verification
6. Create final WELL Report

Advanced Approval Pathway:
- WELL Assessor is assigned to the project
- Provide technical/operational support
- Complete Documentation Review
- Approved
A COMPREHENSIVE APPROACH TO WELL-BEING

AIR
14 FEATURES
4 preconditions
10 optimizations

WATER
8 FEATURES
3 preconditions
5 optimizations

NOURISHMENT
13 FEATURES
2 preconditions
11 optimizations

LIGHT
8 FEATURES
2 preconditions
6 optimizations

MOVEMENT
12 FEATURES
2 preconditions
10 optimizations

THERMAL COMFORT
7 FEATURES
1 precondition
6 optimizations

SOUND
5 FEATURES
1 precondition
4 optimizations

MATERIALS
14 FEATURES
2 preconditions
11 optimizations

MIND
15 FEATURES
2 preconditions
13 optimizations

COMMUNITY
16 FEATURES
3 preconditions
13 optimizations
Experience high-level indoor air quality across a building’s lifetime.

- Performance metrics
- Ventilation and operable windows
- Filtration
- Construction pollution management
- Source of concern protection
- Smoking ban
- Maintenance and operations
- Microbe and mold control
WATER

Access to high quality drinking water and water management.

- Performance metrics
- Legionella control
- Treatment
- Drinking water promotion
- Moisture management
- Handwashing

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Encourage better eating habits by creating food environments where the healthiest choice is the easiest choice.

- Fruits and vegetables
- Nutritional transparency
- Ingredient restrictions
- Portion management
- Accommodating special diets
- Food advertising and education
- Mindful eating spaces
- Food preparation guidelines
- Food production and sourcing
 Benefit from daylight and lighting systems designed to increase alertness, enhance experience and promote sleep.

- Occupant controls
- Visual acuity
- Circadian lighting design
- Glare control
- Daylighting access
- Visual balance
- Light quality
- Light exposure and education
MOVEMENT

Promote active living through environmental design strategies, policies and programs.

- Active buildings and communities
- Ergonomics
- Active furnishings
- Movement and circulation
- Active commuting
- Site planning and selection
- Physical activity space
- Physical activity promotion
- Self-monitoring
THERMAL COMFORT

Maximize your productivity through improved HVAC system design and by meeting thermal preferences.

- Performance metrics
- Thermal zoning
- Individual controls
- Radiant thermal comfort
- Ongoing monitoring
- Humidity control

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MIND

Support cognitive and emotional health through design, technology and treatment strategies.

- Access to nature
- Focus support
- Sleep support
- Business travel
- Tobacco prevention and cessation
- Substance use education and service
- Opioid emergency response plan
SOUND

Improve your experience with optimal acoustical comfort parameters.

- Performance metrics
- Mapping
- Barriers
- Absorption
- Masking
MATERIALS

Reduce human exposure to hazardous building materials.

- Lead, Asbestos, PBC and Mercury safety
- Outdoor structures
- Waste management
- Site remediation
- Pesticide use
- Cleaning products and protocols
- VOC reduction
- Long-term emission control
- Enhanced material precautions
- Material transparency
COMMUNITY

Establish inclusive, integrated community through social equity, civic engagement and accessible design.

- Community immunity
- New parent and family support
- New mother support
- Civic engagement
- Accessible and universal design
- Bathroom accommodations
- Emergency preparedness
- Community access and engagement
- Organizational transparency
THANK YOU!!!