

About the well building standard (well™)

Launched in October 2014 after six years of research and development, well is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure interventions that support and advance human health and wellness.

Well was developed by integrating scientific and medical research and literature on environmental health, behavioral factors, health outcomes and demographic risk factors that affect human health with leading practices in design, operations and management. Well also references existing standards and best practice guidelines set by governmental and professional organizations.

About the international well building institute™ (IWBI™)

The international well building institute (iwbi) is leading the global movement to transform our buildings and communities in ways that help people thrive. Iwbi delivers the cutting-edge well building standard, the first standard to be focused exclusively on the ways that buildings, and everything in them, can improve our comfort, drive better choices, and generally enhance, not compromise, our health and wellness.

Iwbi's work extends to advancing health through design for entire neighborhoods through the well community standard, and convening and mobilizing the wellness community through management of the well ap credential.

Well certification and the well ap credentialing program are third-party administered through iwbi's collaboration with green business certification inc. (gbc), which also administers leed certification, the global green building program, and the leed professional credentialing program.

Alignment with green building standards

Human health is inextricable from planetary health. Well is designed to work harmoniously with leading green building standards. Projects are encouraged and incentivized to pursue dual certifications under well and green building standards.

What is WELL?

- A standard that is used to enhance human health and well-being
- First standard to focus solely on the health and wellness of building occupants
- Contains 100 performance metrics, design strategies and policies
- Based on research on the effect of spaces on individuals and has been advanced through a thorough scientific and technical review
- In order to achieve the requirements, the space must undergo a process that include an on-site assessment and performance testing by a third party



Well v2™ pilot – For Projects

Introduction

As humans, we have always been dependent on our environments to nurture and sustain us. We rise with the sun, we eat off the land, we make shelter of stones and trees. We need water, air and light to survive. We need good water, good air and good light to thrive.

We build structures to protect ourselves – from nature and other forces. And we spend increasing amounts of time in these structures, living more than 90% of our lives indoors. Our buildings are designed to keep us safe, to protect us from the elements. But many of the places where we spend our time also get in the way of our health, putting one degree of separation between us and that which has always kept us alive.

Nature has long been our caretaker. With intentional design, our buildings can be too.

Thanks to an evolving and growing evidence base, we understand more about the relationship between our environments and our health than ever before. We know how to create spaces that enhance, rather than hinder our health and well-being. We can measure- and then improve – the quality of our air, water and light. We know how to design environments that fuel our bodies, keep us moving, inspire our best work and facilitate a good night's sleep.

WELL Building Standard™ (WELL)

- Launched in late 2014 by Delos
- Operated by International WELL Building Institute™ (IWBI™)
- Certification through Green Business Certification Inc (GBCI)
- *“WELL is the first building standard to focus exclusively on the health and wellness of the people in buildings. WELL is a performance-based system for measuring and certifying features of buildings that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind.”*
- Certification after post-occupancy 'Performance Verification'



Through the vehicle of well, IWBI helps to translate what we know into what we practice.

Well is premised on a holistic view of health: human health as not only a state of being free of disease - which is indeed a fundamental component of health - but also of the enjoyment of productive lives from which we derive happiness and satisfaction. Healthy spaces protect us from that which can make us sick, promote practices that can keep us well, and facilitate opportunities for us to connect with one another and live our lives to the fullest.

We aspire to advance healthy buildings for all. This has been our mission since we launched well in 2014, but today we know a lot more about how to achieve it. We've learned alongside our customers, early adopters of the healthy building's movement and brave pioneers on the frontier of human-centered

design. To create this new version of well, we did a lot of research and a lot of listening. We tried to channel all that we learned and all that we heard into a product that is more accessible, more adaptable and more equitable, while still anchored by the latest scientific and medical knowledge.

Principles of well v2

The development of well v2 is founded on the following principles:

Equitable: provides the greatest benefit to the greatest number of people, inclusive of all demographic and economic groups and with special consideration of groups of the least advantage or vulnerable populations.

Global: proposes interventions that are feasible, achievable and relevant across many applications throughout the world.

Evidence-based: undergirded by strong, validated research yielding conclusions that can reasonably be expected to receive acceptance by the scientific community.

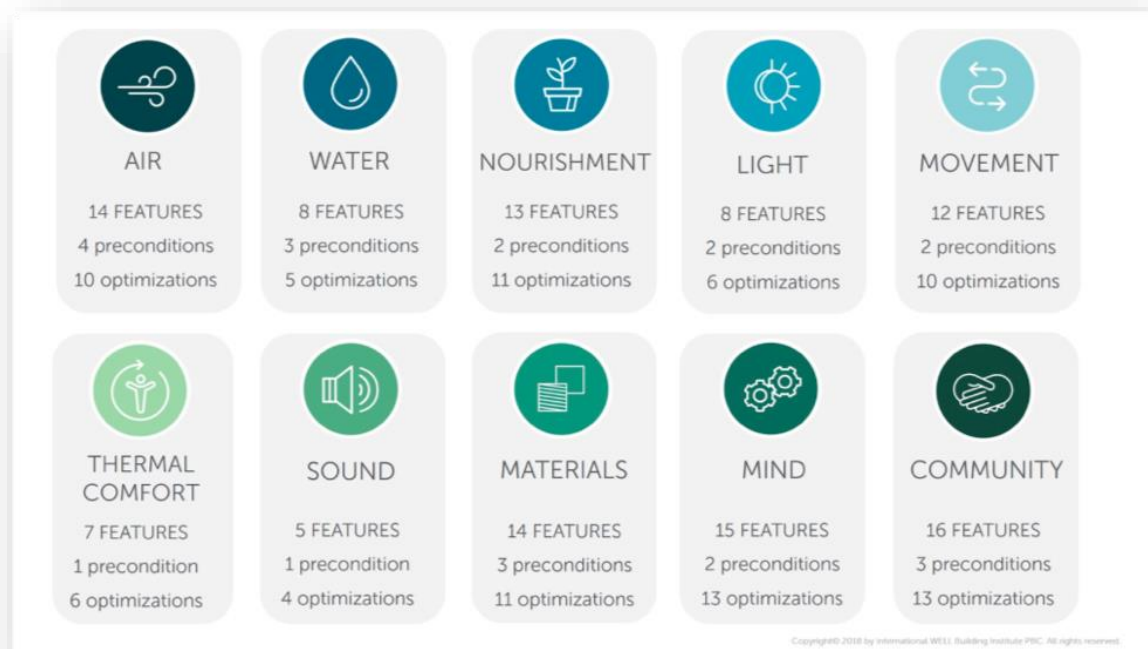
Technically robust: draws upon industry best practices and proven strategies, offering consistency in findings across the relevant field or discipline.

Customer-focused: defines program requirements through a dynamic process, with multiple opportunities for stakeholder engagement, and by tapping the expertise of established leaders in science, medicine, business, design and operations.

Resilient: responds to advances in scientific knowledge and technology, continuously adapting and integrating new findings in the field.

New feature set, fewer Preconditions and weighted Optimizations

WELLv1 required the achievement of all Preconditions to achieve a minimum of WELL Silver status. However, in v2 the required number of mandatory Preconditions have been reduced to encourage more projects to pursue the Certification and customize the Optimizations per the project's goals and aspirations. While achieving all Preconditions is



still mandatory, it does not guarantee WELL Silver status, a minimum number of Optimizations must also be achieved. The image below provides an overview of the total number of preconditions and optimizations for each of the ten concepts.

Scoring and certification levels

Projects must achieve all preconditions as well as a certain number of points to earn different levels of certification:

Well silver certification: 50 points.

Well gold certification: 60 points.

Well platinum certification: 80 points.

Projects must earn a minimum of two points per concept (or in the case of the air and thermal comfort concepts, at least four points combined). Projects may pursue no more than 12 points per concept and no more than 100 points total across the ten concepts. Projects can also pursue an additional ten points for innovation. At the point of submitting for documentation review, projects must submit a scorecard that contains a selection of points and features in accordance with these rules.

References:

<https://www.wellcertified.com/en/version/well-v2>

<https://www.wellcertified.com/en/articles/iwbi-launches-well-v2>

<https://v2.wellcertified.com/v2.1/en/overview>

