

# PEOPLE + PLANET

APPLYING NABERS AND THE WELL BUILDING STANDARD™



Strategies for interiors, new buildings and existing buildings seeking dual certification

# Introduction

## About IWBI and our mission

The International WELL Building Institute™ (IWBI™) is leading the global movement to transform buildings and communities in ways that help people thrive. IWBI's WELL Building Standard™ (WELL™) is focused exclusively on the ways that buildings and communities, and everything in them, can improve our comfort, drive better choices and generally enhance, not compromise, our health and wellness. IWBI engages, convenes and mobilizes the global wellness community through management of the WELL AP™ credential, engagement with the IWBI member community, and advocacy for policies that promote health and wellness everywhere.

IWBI also supports the active and ongoing evolution of WELL to help ensure it reflects the latest public health research, building science and industry best practices. Built on the pioneering foundation of the first version of the WELL Building Standard (WELL v1), WELL v2 is the most rigorously tested and vetted version of the WELL Building Standard to date.

## Advancing human health through better performing buildings

NABERS Indoor Environment (IE) and the WELL Building Standard are performance-based certification tools that measure components of the indoor environment. While NABERS IE and WELL both measure operational performance, WELL also evaluates building design and organizational policies.

NABERS IE rates the performance of tenancies, base buildings and whole buildings using objective measurements of thermal services, acoustic comfort, indoor air quality, lighting and office layout. The results are communicated using a 1-6 star rating to benchmark building and/or tenant performance against the market. One star reflects poor performance, three stars indicate average performance and six stars communicate that the property is a market leader. NABERS IE results are valid for one year.

NABERS IE and the WELL rating systems share many common processes to achieve certification. Both ratings require third-party testing by those who have been accredited and trained in the rating system's particular performance testing process. In the case of WELL, they are known as WELL Performance Testing Agents. NABERS IE and WELL have detailed testing protocols, for finding sampling locations, utilizing proper equipment, and completing rigorous auditing procedures.

Given the alignment in rating systems, IWBI and NABERS have developed the following guidance to illustrate how NABERS IE can assist projects in meeting WELL v2 criteria. The following crosswalk document highlights where NABERS IE measurements or NABERS IE scores can be used to achieve a WELL v2 feature during initial WELL Certification, annual monitoring and/or WELL recertification.

The following NABERS IE ratings systems are addressed in this document:

- NABERS IE Tenancy
- NABERS IE Base Building
- NABERS IE Whole Building

## General guidance for WELL v2 / NABERS Indoor Environment (IE) crosswalk tool implementation:

This document identifies parts of the NABERS IE testing protocol, measurements and scores that may contribute to achieving certain WELL features. IWBI has provided rulings for WELL features or parts that are satisfied by phases of the NABERS IE certification process or an active NABERS IE certification. To be eligible to use this tool, the NABERS IE project boundary must fully encompass the WELL project boundary.

The document outlines a level of fulfilment for NABERS IE data for the purposes of initial WELL Certification, WELL annual monitoring and/or WELL recertification. A level of fulfilment is assigned as:

- E (Equivalent) - When the level of fulfilment is considered equivalent, it indicates that a NABERS IE Score or measurement is deemed satisfactory to achieve the complete WELL feature indicated. The NABERS IE Rating Report can be used as verification to achieve the equivalent WELL feature.
- A (Aligned) - When the level of fulfilment is considered aligned, it indicates that NABERS IE assessment addresses the same topics and may contribute to a part, but not all of WELL feature criteria. This may mean that the NABERS IE assessment is a good steppingstone for meeting the requirements, but more work will be needed to confirm achievement of a WELL feature. For instance, a project may be required to conduct on-site performance testing for additional parameters in order to achieve a specific WELL feature.

To be eligible to use this tool, the NABERS IE project boundary must fully encompass the WELL project boundary. Tenancy projects located within a NABERS rated Base Building may use the equivalent fulfillments listed in this tool.

If a project has achieved or is pursuing NABERS IE and wants to apply these efforts to a specific WELL feature, the project should complete the following:

- During WELL documentation review, submit a short narrative specifying the extent to which NABERS IE credits are being used to achieve WELL features, in line with the guidance provided in this document.
- Submit supporting evidence for each WELL feature part utilizing NABERS IE equivalency:
  - Proof of awarded NABERS IE scores and values (average measurement levels) should be submitted in the form of a NABERS Indoor Environment Rating Report (PDF). If applicable, proof of testing methodology should also be provided.
  - If a project is conducting NABERS IE and WELL performance testing in parallel, the project may indicate that the NABERS IE measurements and/or final proof of award will be submitted alongside WELL performance review. In this case the feature will stay as pending until the proof of award is submitted. Note: if specified in the crosswalk for select criteria, projects may utilize NABERS IE protocols for sampling location, duration and quantity.
- For WELL recertification, projects should submit NABERS IE Rating Reports from the previous three years to be reviewed in aggregate for compliance. These three reports should represent the period from initial WELL Certification through WELL recertification.

## WELL Certification v2 / NABERS IE Tenancy crosswalk:

WELL feature part	NABERS IE Verification	WELL Certification		WELL Annual Monitoring and/or Recertification		Alignment Notes
A01.1	PM <sub>10</sub> value or score	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	E	Recertification: Projects that achieve a Particulate Matter (PM <sub>10</sub> ) score of 40% in NABERS automatically achieve this Feature Part. If the NABERS PM <sub>10</sub> score is below 40%, both PM <sub>10</sub> and PM <sub>2.5</sub> measurements would be required for Recertification, but NABERS IE PM <sub>10</sub> values could contribute.	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A01.2	Formaldehyde value or score	P	The NABERS Formaldehyde average value can be submitted for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit measurements of benzene and toluene for WELL compliance, but the measurements may be collected at locations and of a quantity required by NABERS for VOCs.	E	Recertification: Projects that achieve a NABERS TVOC score of 80% or higher and a Formaldehyde score of 70% or higher in NABERS automatically achieve this Feature Part. Projects may utilise any NABERS testing method for the purposes of annual monitoring, but the absorption tube method should be used if testing VOCs at recertification.	NABERS allows two methods for the measurement of VOCs and formaldehyde, including handheld devices. WELL will only accept the absorption tube and lab analysis.
A01.5	Proof of Award	E	Projects that have a valid NABERS IE Tenancy Rating can submit the NABERS IE Rating Report to meet the requirements of this Feature.	E	Annual Monitoring: Projects that have a valid NABERS IE Tenancy Rating can submit the NABERS IE Rating Report annually.	
A05.1	PM <sub>10</sub> value	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	P	Recertification: The NABERS PM <sub>10</sub> values can be used as inputs for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A05.2	Formaldehyde value	P	The NABERS formaldehyde average value can be submitted for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit data for additional VOCs required by WELL, but the measurements for all may be collected at locations and of a quantity required by NABERS for formaldehyde.	P	Recertification: The NABERS formaldehyde values can be used as inputs for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit data for additional VOCs required by WELL, but the measurements for all may be collected at locations and of a quantity required by NABERS for formaldehyde.	NABERS allows two methods for the measurement of VOCs and formaldehyde, including handheld devices. WELL will only accept the absorption tube and lab analysis. NABERS measures TVOCs, but this WELL part

						requires additional specific VOCs.
S02.1	Acoustic Comfort score	E	Projects that achieve a NABERS Acoustic Comfort score of 50% or higher automatically achieve ONE POINT from this Feature.	E	Recertification: Projects that achieve a NABERS Acoustic Comfort score 50% or higher automatically achieve ONE POINT from this Feature.	Although both NABERS and WELL require acoustic measurements, the method of measurement varies significantly. Therefore, the WELL points have been capped for projects using the crosswalk.
C04.1 & C04.2	Occupant Satisfaction Survey	E	Projects are still required to submit occupant satisfaction survey results to IWBI on an annual basis.	E	Annual Monitoring: Projects are still required to submit occupant satisfaction survey results to IWBI on an annual basis.	

## WELL Core v2 / NABERS IE Base Building crosswalk:

WELL feature part name	NABERS IE Verification	WELL Certification		WELL Annual Monitoring and/or Recertification		Alignment Notes
A01.1	PM <sub>10</sub> value or score	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	E	Recertification: Projects that achieve a Particulate Matter (PM <sub>10</sub> ) score of 40% in NABERS automatically achieve this Feature Part.  If the NABERS PM <sub>10</sub> score is below 40%, both PM <sub>10</sub> and PM <sub>2.5</sub> measurements would be required for Recertification, but NABERS IE PM <sub>10</sub> values could contribute.	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A01.3	CO value or score	P	The NABERS carbon monoxide (CO) average value can be submitted for WELL Performance Review. Projects still need to obtain and submit ozone data for WELL, but the measurements for both ozone & carbon monoxide may be collected at locations, of duration, and of a quantity required by NABERS for carbon monoxide.	E	Recertification: Projects that achieve a carbon monoxide (CO) score of 10% or higher in NABERS automatically achieve this Feature Part.	NABERS measures carbon monoxide as part of the rating system. WELL requires both carbon monoxide and ozone.
A01.5	Proof of Award	E	Projects that have a valid NABERS IE Base Building Rating can submit the NABERS IE Rating Report to meet the requirements of this Feature.	E	Annual Monitoring: Projects that have a valid NABERS IE Base Building Rating can submit the NABERS IE Rating Report annually.	
A05.1	PM <sub>10</sub> value	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	P	Recertification: The NABERS PM <sub>10</sub> values can be used as inputs for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A05.3	CO value or score	P	The NABERS carbon monoxide (CO) average value can be submitted for WELL Performance Review. Projects still need to obtain and submit nitrogen dioxide data for WELL, but the measurements may be collected at locations, of duration, and of a quantity required by NABERS for carbon monoxide.	P	Recertification: Projects that achieve a carbon monoxide (CO) score of 10% or higher in NABERS automatically comply with the requirements for CO in A05.3. For NABERS scores under this value, the carbon monoxide values can be used as inputs for WELL Performance Review. However, measurements would still need to be taken for nitrogen dioxide to achieve the optimization.	NABERS and WELL measure carbon monoxide as part of the rating system, but WELL also requires nitrogen dioxide for this feature part.
S02.1	Acoustic Comfort score	E	Projects that achieve a NABERS Acoustic Comfort score of 50% or higher automatically achieve ONE POINT from this Feature.	E	Recertification: Projects that achieve a NABERS Acoustic Comfort score of 50% or higher automatically achieve ONE POINT from this Feature.	Although both NABERS and WELL require acoustic measurements, the method of measurement varies

						significantly. Therefore, the WELL points have been capped for projects using the crosswalk.
T01.1 (Option 1)	Thermal Services Spot Measurement score	E	Projects that achieve a NABERS Thermal Services Spot Measurements score of 80% automatically achieve this Feature Part.	E	Recertification: Projects that achieve a NABERS Thermal Services Spot Measurements score of 80% automatically achieve this Feature Part.	For NABERS scores under this value, the measurements cannot currently be used as inputs for WELL Performance Review as the methods vary.
T01.1 (Option 2)	Thermal Services Annual Monitoring	P	Projects that achieve a NABERS Annual Monitoring score of 45% meet the “b” criteria for Option 2; however, projects would still need to provide real-time displays of temperature and relative humidity to regular building occupants according to WELL Feature T06 requirements.	E	Annual Monitoring: Projects can submit NABERS Thermal Services Annual Monitoring results.	WELL requires both ongoing monitoring of thermal data and environmental measures displays.
T01.2	Proof of Award	E	Projects that have a valid NABERS IE Base Building Rating can submit the NABERS IE Rating Report to meet the requirements of this Feature.	E	Annual Monitoring: Projects that have a valid NABERS IE Base Building Rating can submit the NABERS IE Rating Report annually.	

## WELL Certification v2 / NABERS IE Whole Building crosswalk:

WELL feature part name	NABERS IE Verification	WELL Certification		WELL Annual Monitoring and/or Recertification		Alignment Notes
A01.1	PM <sub>10</sub> value or score	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	E	Recertification: Projects that achieve a Particulate Matter (PM <sub>10</sub> ) score of 40% in NABERS automatically achieve this Feature Part.  If the NABERS PM <sub>10</sub> score is below 40%, both PM <sub>10</sub> and PM <sub>2.5</sub> measurements would be required for Recertification, but NABERS IE PM <sub>10</sub> values could contribute.	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A01.2	Formaldehyde value or score	P	The NABERS Formaldehyde average value can be submitted for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit measurements of benzene and toluene for WELL compliance, but the measurements may be collected at locations and of a quantity required by NABERS for VOCs.	E	Recertification: Projects that achieve a NABERS TVOC score of 80% or higher and a Formaldehyde score of 70% or higher in NABERS automatically achieve this Feature Part. Projects may utilize any NABERS testing method for the purposes of annual monitoring, but the absorption tube method should be used if testing VOCs at recertification.	NABERS allows two methods for the measurement of VOCs and formaldehyde, including handheld devices. WELL will only accept the absorption tube and lab analysis.
A01.3	CO value or score	P	The NABERS carbon monoxide (CO) average value can be submitted for WELL Performance Review. Projects still need to obtain and submit ozone data for WELL, but the measurements for both ozone & carbon monoxide may be collected at locations, of duration, and of a quantity required by NABERS for carbon monoxide.	E	Recertification: Projects that achieve a carbon monoxide (CO) score of 10% or higher in NABERS automatically achieve this Feature Part.	NABERS measures carbon monoxide as part of the rating system. WELL requires both carbon monoxide and ozone.
A01.5	Proof of Award	E	Projects that have a valid NABERS IE Whole Building Rating can submit the NABERS IE Rating Report to meet the requirements of this Feature.	E	Annual Monitoring: Projects that have a valid NABERS IE Whole Building Rating can submit the NABERS IE Rating Report annually.	
A05.1	PM <sub>10</sub> value	P	The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	P	Recertification: The NABERS PM <sub>10</sub> average value can be submitted for WELL Performance Review. Projects still need to obtain and submit PM <sub>2.5</sub> data for WELL, but measurements for both PM <sub>2.5</sub> & PM <sub>10</sub> may be collected at locations, of duration, and of a quantity required by NABERS for PM <sub>10</sub> .	NABERS and WELL measure PM <sub>10</sub> as part of the rating system, but WELL also requires PM <sub>2.5</sub> .
A05.2	Formaldehyde value	P	The NABERS formaldehyde average value can be submitted for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit data for additional VOCs required by	P	Recertification: The NABERS formaldehyde values can be used as inputs for WELL Performance Review only if the absorption tube method was used. Projects still need to obtain and submit data for additional VOCs required by	NABERS allows two methods for the measurement of VOCs and formaldehyde, including

			WELL, but the measurements for all may be collected at locations and of a quantity required by NABERS for formaldehyde.		WELL, but the measurements for all may be collected at locations and of a quantity required by NABERS for formaldehyde.	handheld devices. WELL will only accept the absorption tube and lab analysis. NABERS measures TVOCs, but this WELL part requires additional specific VOCs.
A05.3	CO value or score	P	The NABERS carbon monoxide average value can be submitted for WELL Performance Review. Projects still need to obtain and submit nitrogen dioxide data for WELL, but the measurements may be collected at locations, of duration, and of a quantity required by NABERS for carbon monoxide.	P	Recertification: Projects that achieve a Carbon Monoxide (CO) score of 10% or higher in NABERS automatically comply with the requirements for CO in A05.3. For NABERS scores under this value, the carbon monoxide values can be used as inputs for WELL Performance Review. However, measurements would still need to be taken for nitrogen dioxide to achieve the optimization.	NABERS and WELL measure carbon monoxide as part of the rating system, but WELL also requires nitrogen dioxide for this feature part.
S02.1	Acoustic Comfort score	E	Projects that achieve a NABERS Acoustic Comfort score of 50% or higher automatically achieve ONE POINT from this Feature.	E	Recertification: Projects that achieve a NABERS Acoustic Comfort score of 50% or higher automatically achieve ONE POINT from this Feature.	Although both NABERS and WELL require acoustic measurements, the method of measurement varies significantly. Therefore, the WELL points have been capped for projects using the crosswalk.
T01.1 (Option 1)	Thermal Services Spot Measurement score	E	Projects that achieve a NABERS Thermal Services Spot Measurements score of 80% automatically achieve this Feature Part.	E	Recertification: Projects that achieve a NABERS Thermal Services Spot Measurements score of 80% automatically achieve this Feature Part.	For NABERS scores under this value, the measurements cannot currently be used as inputs for WELL Performance Review as the methods vary.
T01.1 (Option 2)	Thermal Services Annual Monitoring	P	Projects that achieve a NABERS Annual Monitoring score of 45% meet the “b” criteria for Option 2; however, projects would still need to provide real-time displays of temperature and relative humidity to regular building occupants according to WELL Feature T06 requirements.	E	Annual Monitoring: Projects can submit NABERS Thermal Services Annual Monitoring results.	WELL requires both ongoing monitoring of thermal data and environmental measures displays.
T01.2	Proof of Award	E	Projects that have a valid NABERS IE Whole Building Rating can submit the NABERS IE Rating Report to meet the requirements of this Feature.	E	Annual Monitoring: Projects that have a valid NABERS IE Whole Building Rating can submit the NABERS IE Rating Report annually.	
C04.1 & C04.2	Occupant Satisfaction Survey	E	Projects are still required to submit occupant satisfaction survey results to IWBI on an annual basis.	E	Annual Monitoring: Projects are still required to submit occupant satisfaction survey results to IWBI on an annual basis.	



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