

## A01.2 - Option 2: VOC monitoring

### Technical Document

WELL Building Standard™ version 2 (WELL v2™), Q1 2021 addenda



#### HOW TO USE THIS DOCUMENT:

This document is intended to serve as a guide on how to create a project **technical document** to **provide a basic level of indoor air quality that contributes to the health and well-being of building users.**

This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented. The level of detail is up to the discretion of the project team, but the documents must include specific details demonstrating that the actual requirements have been enacted in the project boundary.

This document and similar tools are intended to assist projects in their pursuit of WELL v2 but use of this document and/or similar tools are in no way a guarantee of achievement of any rating or designation, and no representation or warranty is made regarding the likelihood of achieving any rating or designation.

**Note:** The below document is based on the Q1 2021 addenda of the WELL Building Standard™ version 2 (WELL v2™). Project teams are required to implement the feature requirements from the addenda version assigned to their project or any more recent addenda version.

#### FEATURE PART REQUIREMENTS:

##### ***For All Spaces***

*The following requirements are met:*

- a. *Sensors to measure total VOC at least once per hour (with accuracy 25% at 500 µg/m<sup>3</sup>) are installed with a density of at least one per every 3,500 ft<sup>2</sup>.*
- b. *Data covering at least the previous one month demonstrate total VOC levels of 500 µg/m<sup>3</sup> or lower for at least 90% of regularly occupied hours for all sensors.*

##### WELL Core Guidance:

Meet these requirements in non-leased spaces provided, this area comprises at least 2.5% of the total project area.

Otherwise, meet these requirements in non-leased space plus sufficient leased space to sum to 2.5% of the total project area.



The below sample documentation is intended to provide guidance in creating a technical document. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

#### Example document for Feature Part 2, Option 2

**Sensors model:** [INSERT MODEL NAME]

**Conversion factor provided by the manufacturer:** [insert conversion factor]

**Sensor manufacturer:** [INSERT MANUFACTURER NAME]

**Sensor accuracy:** Ex: 25% at 500 µg/m<sup>3</sup>

**Project area:** Ex: 25,000 sf

**Number of sensors required:** Ex: 8

1. Ex: FI1A – first floor reception	5. Ex: FI2A – second floor open office, north side
2. Ex: FI1B – first floor open office, north side	6. Ex: FI2B – second floor open office, south side
3. Ex: FI1C – first floor open office, south side	7. Ex: FI2C – second floor conference large room
4. Ex: FI1D – first floor break room	8. Ex: FI2D – second floor pantry

**Date of project documentation submission:** Ex: 5/01/2021

**Dates of data collection:** Ex: 4/1/2021 – 4/31/2021

Date	Time	Sensor Name	TVOC	units	Maximum	Exceeds Max?
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI1A	Ex: 214	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI1B	Ex: 131	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI1C	Ex: 89	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI1D	Ex: 92	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI2A	Ex: 75	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI2B	Ex: 145	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI2C	Ex: 213	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 7:00 AM	Ex: FI2D	Ex: 45	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI1A	Ex: 216	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI1B	Ex: 127	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI1C	Ex: 85	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI1D	Ex: 79	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI2A	Ex: 69	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI2B	Ex: 153	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI2C	Ex: 510	µg/m <sup>3</sup>	500	Yes
Ex: 4/1/2021	Ex: 8:00 AM	Ex: FI2D	Ex: 40	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI1A	Ex: 216	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI1B	Ex: 127	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI1C	Ex: 85	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI1D	Ex: 79	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI2A	Ex: 69	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI2B	Ex: 153	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI2C	Ex: 220	µg/m <sup>3</sup>	500	No
Ex: 4/1/2021	Ex: 9:00 AM	Ex: FI2D	Ex: 40	µg/m <sup>3</sup>	500	No

Ex: [INSERT AT LEAST ONE MONTH OF DATA FOR ALL SENSORS DURING REGULARLY OCCUPIED HOURS]

<b>Number of hourly readings that exceed 500 µg/m<sup>3</sup>:</b>	Ex: 117
<b>Total number of data points</b> (regularly occupied hours = 12 hr/day, 7 days per week for the month of April)	Ex: 2,976
<b>Percentage of compliant data points:</b>	Ex: 96%
<b>Is project compliant more than 90% of regularly occupied hours?:</b>	Ex: Yes

#### TIPS FOR MULTIPLE LOCATIONS

- Organizations participating in WELL Portfolio or the multiple projects pathway can submit a Guideline for this feature part, as well as a technical document for each audited project. This Guideline must outline the feature requirements, at minimum, and it can be shared across multiple projects as a means to provide guidance for compliance. A subset of audited projects must also each submit their own technical document that demonstrates compliance with the feature requirements.