

X01.1 Restrict Asbestos

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 **reduce or eliminate human exposure to building materials known to be hazardous**.

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

For newly installed or applied products within the project boundary, the following requirement is met:

- a. The following product categories do not contain over 1,000 ppm of asbestos by weight or area:*
 - 1. Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts.*
 - 2. Acoustic treatments.*
 - 3. Sheathing.*
 - 4. Roofing and siding.*
 - 5. Fire and smoke protection.*
 - 6. Joint protection.*
 - 7. Plaster and gypsum board.*
 - 8. Ceilings.*
 - 9. Resilient flooring.*

WELL Core Guidance:

Meet these requirements for the extent of developer buildout.



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

Example document for Feature X01 Part 1

The following example is for a large-scale project in a location where there are no applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – [PROJECT NAME]

This project did not purchase any materials with more than 1,000 ppm of asbestos by weight or area. Per guidance in the feature’s Verification Tab, twenty (20) product sheets indicating that materials do not contain more than 1,000 ppm of asbestos by weight or area have been provided (note, this project used more than 20 products that fall into the relevant categories). Below is a table of contents indicating the product sheets that are included, organized by product type:

Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts

1. [INSERT PRODUCT NAME], [PAGE #]
2. [INSERT PRODUCT NAME], [PAGE #]
3. [INSERT PRODUCT NAME], [PAGE #]

Acoustic treatments

4. [INSERT PRODUCT NAME], [PAGE #]
5. [INSERT PRODUCT NAME], [PAGE #]

Sheathing - NA

Roofing and siding

6. [INSERT PRODUCT NAME], [PAGE #]
7. [INSERT PRODUCT NAME], [PAGE #]
8. [INSERT PRODUCT NAME], [PAGE #]
9. [INSERT PRODUCT NAME], [PAGE #]
10. [INSERT PRODUCT NAME], [PAGE #]

Fire and smoke protection

11. [INSERT PRODUCT NAME], [PAGE #]

Joint protection

12. [INSERT PRODUCT NAME], [PAGE #]

Plaster and gypsum board

13. [INSERT PRODUCT NAME], [PAGE #]
14. [INSERT PRODUCT NAME], [PAGE #]
15. [INSERT PRODUCT NAME], [PAGE #]
16. [INSERT PRODUCT NAME], [PAGE #]
17. [INSERT PRODUCT NAME], [PAGE #]

Ceilings

18. [INSERT PRODUCT NAME], [PAGE #]
19. [INSERT PRODUCT NAME], [PAGE #]

Resilient flooring

20. [INSERT PRODUCT NAME], [PAGE #]

[Attach product sheets. Note that material content disclosure sheets, like those listed in feature X07 Materials Transparency, are considered ‘product sheets’. Best practices include: highlighting and/or annotating the section of the product sheet that details the asbestos content and numbering the pages of the complete document so that the reviewers can find individual products.]

The next example is for a small-scale interiors project in a location where there are no applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – [PROJECT NAME]

This project did not purchase any materials with more than 1,000 ppm of asbestos by weight or area. Per guidance in the Verification Tab, the project team must supply product sheets for twenty (20) **or all** of the total number of distinct applicable products indicating that materials do not contain more than 1,000 ppm of asbestos by weight or area. Given the size and scope of this project, there are only eight (8) relevant products. Below is a table of contents indicating the product sheets that are included, organized by product type:

Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts

1. [INSERT PRODUCT NAME], [PAGE #]
2. [INSERT PRODUCT NAME], [PAGE #]

Acoustic treatments

3. [INSERT PRODUCT NAME], [PAGE #]

Sheathing - NA

Roofing and siding - NA

Fire and smoke protection - NA

Joint protection - NA

Plaster and gypsum board

4. [INSERT PRODUCT NAME], [PAGE #]
5. [INSERT PRODUCT NAME], [PAGE #]
6. [INSERT PRODUCT NAME], [PAGE #]

Ceilings

7. [INSERT PRODUCT NAME], [PAGE #]
8. [INSERT PRODUCT NAME], [PAGE #]

Resilient flooring - NA

[Attach product sheets. Note that material content disclosure sheets, like those listed in feature X07 Materials Transparency, are considered 'product sheets.' Best practices include: highlighting and/or annotating the section of the product sheet that details the asbestos content and numbering the pages of the complete document so that the reviewers can find individual products.]

The next example is for a project in Canada where there are applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – Narrative - [PROJECT NAME]

[PROJECT NAME] is located in Canada where the following local law prohibits the sale and use of asbestos-containing materials in buildings. Here are screenshots of the key parts of the law. The full law language can be found here: <https://laws-lois.justice.gc.ca/eng/regulations/SOR-2018-196/page-1.html#h-853064>

Prohibition of Asbestos and Products Containing Asbestos Regulations

SOR/2018-196

[CANADIAN ENVIRONMENTAL PROTECTION ACT, 1999](#)

Registration 2018-10-01

Prohibition of Asbestos and Products Containing Asbestos Regulations

Prohibitions

Import, sale or use

4 Subject to sections 7 to 21, a person must not import, sell or use

- (a) processed asbestos fibres;
- (b) a product containing processed asbestos fibres unless those fibres are the result of the degradation of asbestos integrated into a product, a structure or infrastructure; or
- (c) a consumer product containing asbestos in greater than trace amounts.

Manufacture

5 A person must not manufacture

- (a) subject to section 8, a product containing processed asbestos fibres unless those fibres are the result of the degradation of asbestos integrated into a product, a structure or infrastructure before the coming into force of these Regulations; or
- (b) a consumer product containing asbestos in greater than trace amounts.

Mining residues — landscaping or construction

6 (1) A person must not sell, for use in construction or landscaping, asbestos mining residues that are located at an asbestos mining site or accumulation area unless the use is authorized by the province in which the construction or landscaping is to occur.

Mining residues — products containing asbestos

(2) A person must not use asbestos mining residues to manufacture a product containing asbestos.

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.