

X03.1 Manage Exterior CCA Hazards

Professional Narrative

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 **professional narrative to mitigate risks of human exposure to chromate copper arsenate (CCA) and lead.**

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 all existing wood structures installed before the enactment of laws banning chromated copper arsenate (CCA) which lie outside the building envelope but within the project boundary where human presence is expected (e.g., wooden decks, fences near walkways, playgrounds and outdoor furniture), the following requirements are met:

- a. *Identify CCA-containing wood through one of the following:*
 1. *Inspection of purchase records.*
 2. *Determination of whether legal bans for CCA apply.*
 3. *Testing for the presence of arsenic in the wood or the soil bearing the wooden structures.*
- b. *Address CCA-containing woods through one of the following:*
 1. *Dispose of CCA-containing woods following applicable laws, without incinerating nor wood chipping.*
 2. *Treatment with penetrating (non-film-forming), oil-based, semi-transparent stains that prevent arsenic leaching on a regular basis as recommended by the manufacturer.*

WELL Core Guidance:

Meet these requirements for the extent of developer buildout.



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

Example document for Feature X03.1 a and b

The following example is for a new construction building project in a location where there is no external site with wooden decks, fences near walkways, playgrounds or outdoor furniture.

X03.1.1 a and b - Technical Document for [PROJECT NAME]

[PROJECT NAME] has no external decks, patios, or exterior site that might contain wooden decks, fences near walkways, playgrounds or outdoor furniture (it is a zero lot line building with no terraces or accessible rooftop).

The following example is for an interiors project with no patios, roof access, terraces or wooden decks or outdoor furniture.

X03.1.1 a and b - Technical Document for [PROJECT NAME]

[PROJECT NAME] is an interiors project with no decks, roof access, patios or exterior site (like an adjacent backyard) that might contain wooden decks, fences near walkways, playgrounds or outdoor furniture.

The following example is for a new construction project in Australia where CCA-containing wood is restricted.

X03.1.1 a and b - Technical Document for [PROJECT NAME]

[PROJECT NAME] is located in Australia where CCA-containing wood is restricted. [PROJECT NAME] does have a playground and picnic tables within the WELL project boundary, purchased and installed well after Australia's CCA restrictions were enacted, so there is no risk of CCA treated wood. Here is a link to a website indicating the restrictions:
<https://www.betterhealth.vic.gov.au/health/HealthyLiving/copper-chrome-arsenic-cca-treated-timber>

The following example is for an existing project with an exterior site area in a country where CCA-containing wood is not restricted or banned.

X03.1.1 a and b - Technical Document for [PROJECT NAME]

[PROJECT NAME] is an existing project with an exterior site area that includes a wooden deck and wooden deck furniture. CCA is not banned or restricted locally at [LOCATION]. The team has determined whether or not the exterior wood within the WELL project boundary has CCA by the following methodology:

- Ex: [PROJECT TEAM] was able to locate purchase records of both the wooden deck wood and the wooden deck furniture. The purchase records indicated a supplier for each product. The suppliers were contacted and the team was able to verify that the wood purchased did not contain CCA (see attached letters from the suppliers verifying woods do not contain CCA). The project team did not need to remediate the wood.
- Ex: [PROJECT TEAM] was not able to locate purchase records for the wooden deck wood or the wooden deck furniture. [PROJECT TEAM] contacted a materials testing provider who was able to test a sliver of wood from both the deck and furniture for arsenic as well as multiple soil samples taken from open soil adjacent to both the deck and furniture wood. The tests for the wood came back positive, and the tests for the soil came back negative. See attached test results. [ATTACH TEST RESULTS].

The team decided to remove the furniture. Since there are no local guidelines on CCA removal, our team has used US EPA guidelines found on this website: <https://www.epa.gov/ingredients-used-pesticide-products/chromated-arsenicals-cca>. These guidelines prohibit woodchipping and incineration.

For the deck, the team decided to apply a penetrating (non-film-forming), oil-based, semi-transparent stain that prevents arsenic leaching. It will be re-applied regularly over a time period recommended by the manufacturer. The stain being used is [INSERT PRODUCT NAME] and the product sheet is attached [ATTACH PRODUCT SHEET].