

# PEOPLE + PLANET

APPLYING LEED 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 Accredited Professional™ (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 and sustainability through better buildings

At IWBI, we recognize that advocating for the health of people and the health of the planet are inextricably linked. We believe that addressing human health in the built environment should support broader efforts to support a healthier world. LEED and WELL work alongside one another to help buildings and communities preserve energy and precious resources for a brighter and more equitable future, while also supporting enhanced human health, well-being and performance. Not only do the philosophies behind LEED and WELL align, but the standards themselves are designed to work in conjunction with one another for maximum impact.

Through a long-standing collaboration, IWBI and U.S. Green Building Council (USGBC) have supported the movement to create buildings that prioritize human health and environmental sustainability.

The following crosswalk document outlines where the achievement of a LEED credit can also result in the achievement of a WELL feature.

The following LEED ratings systems are addressed in this document:

- LEED v4 Operations + Maintenance: Existing Buildings

## General guidance for WELL v2 / LEED v4 crosswalk tool implementation:

This document identifies parts of the LEED rating system that may be equivalent to certain WELL v2 features.

IWBI has provided rulings for WELL features or parts that are satisfied by phases of the LEED Certification process or an active LEED Certification. To be eligible to use this tool, the LEED project boundary must fully encompass the WELL project boundary.

The following tables compare LEED credits with WELL features and classify them as either equivalent or aligned. The definitions for equivalent and aligned are as follows:

- E (Equivalent) - When the level of fulfillment is considered equivalent, it indicates that a feature or credit has been evaluated and deemed satisfactory to achieve the complete WELL Feature indicated. The awarded credit can be used as verification to achieve the equivalent.
- A (Aligned) - When the level of fulfillment is considered aligned, it indicates that LEED assessment addresses the same topics and may contribute to a part, but not all of WELL feature criteria. This may mean that the LEED assessment is a good steppingstone for meeting the requirements, but more work will be needed to confirm the 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.
- The crosswalk rulings apply only for the documentation required at Initial submission. Any features that have on-going documentation requirements (Identified with a \*) must submit that documentation annually or as required by the WELL feature.
- If a project has achieved or is pursuing a LEED credit and wants to apply these efforts to a specific WELL feature, the project should complete the following:

If a project has achieved or is pursuing a LEED credit and wants to apply these efforts to a specific WELL v2 feature, the project should complete the following:

- During WELL documentation review, submit a short narrative identifying the extent to which LEED credits are being used to achieve WELL features, in line with the guidance provided in this document.
- Submit supporting evidence for each WELL feature or part utilizing the crosswalk equivalency:
  - Proof of awarded LEED credit(s) should be submitted, such as the final LEED report or scorecard. Include proof of pathway followed if applicable.
  - If a project is pursuing LEED and WELL Certification in parallel, the project may indicate that final proof of award will be submitted post project performance verification. In this case, the feature will stay pending until the proof of award is submitted.

## WELL v2 / LEED v4 O+M (Existing Buildings) crosswalk:

LEED prerequisite/credit name	WELL feature part name	Equivalent / Aligned? (E / A)	Notes
MRc Purchasing (Lamps)	X01.2 Restrict Mercury	A	WELL also requires compliant electronic equipment.
EQp Minimum Indoor Air Quality Performance (Case 1)	A03.1 Ensure Adequate Ventilation	E	Only projects that use Case 1 are eligible.
EQp Environmental Tobacco Smoke Control	A02.1 Prohibit Indoor Smoking	A	LEED does not prohibit the use of e-cigarettes specifically.
EQp Environmental Tobacco Smoke Control	A02.2 Prohibit Outdoor Smoking	A	LEED does not prohibit the use of e-cigarettes specifically.
EQc Enhanced Indoor Air Quality Strategies (Option 2)	A08.1 Install Indoor Air Monitors	A	LEED includes CO2 monitoring, one of the three contaminants that WELL requires.
EQc Enhanced Indoor Air Quality Strategies (Option 1)	A09.1 Design Healthy Entryways	A	LEED Option 1 aligns with WELL A09.1 Building entry design and Building entry maintenance.
EQc Enhanced Indoor Air Quality Strategies (Option 2)	A12.1 Implement Particle Filtration	E	* The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.
EQc Thermal Comfort	T01.1 Provide Acceptable Thermal Environment	E	
EQc Thermal Comfort	T01.2 Monitor Thermal Parameters	E	* The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.
EQc Thermal Comfort	T06.1 Monitor Thermal Environment	E	* The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.

LEED prerequisite/credit name	WELL feature part name	Equivalent / Aligned? (E / A)	Notes
EQc Interior Lighting (Option 1)	L09.1 Enhance Occupant Controllability	A	LEED requires lighting controls in at least 50% of occupant spaces, however, WELL has requirements for lighting zones, color temperature, the color of electric light, and controllability for all occupants.
EQc Daylight and Quality Views (Option 1)	L01.1 Provide Indoor Light	E	
EQc Daylight and Quality Views (Option 1)	L06.1 Conduct Daylight Simulation	A	LEED and WELL are both aimed at increasing daylight, but metrics and thresholds differ.
EQp Green Cleaning Policy AND EQc Green Cleaning Equipment	X11.1 Improve Cleaning Practices	E	
EQp Green Cleaning – Products and Materials	X11.2 Select Preferred Cleaning Products	E	
EQc Occupant Comfort Survey	C04.1 Select Project Survey	A	LEED does not include as many topic areas in the survey and only requires a survey every two years.
EQc Integrated Pest Management	X10.1 Manage Pests	E	
LEED certification	I05.1 Green Building Certification	E	

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