

INTERIORS + BASE BUILDINGS:

APPLYING WELL CERTIFICATION IN A WELL CERTIFIED BASE BUILDING



Tool for WELL v2 interiors projects pursuing WELL Certification in a WELL Core building certified under the WELL v2 pilot

Overview:

This tool is designed to streamline the certification process for projects located in a WELL Core Certified building and/or Core building active in WELL portfolio. This tool outlines the features achieved by a WELL Core project (“base building”) that an interiors project located in the same building can use.

Interiors projects that lease in a WELL Core Certified building and/or Core building active in WELL portfolio are eligible for a 20% discount on all WELL Certification-related fees. For more information on pricing and available discounts, please visit <https://www.wellcertified.com/certification/v2/pricing>.

How to interpret this tool:

The table defines how an interiors project can apply features achieved by the base building:

- **Equivalent** - The awarded feature in the WELL Core project can be used as verification to achieve the feature by the interiors project.
- **Equivalent IF** - The awarded feature in the WELL Core project can be used as verification to achieve the feature by the interiors project, but additional documentation is required to demonstrate compliance.
- **Aligned** - Indicates that the intent of the feature is aligned, but the requirements do not fully overlap. This means that the feature is a good stepping stone for meeting the requirements, but more work will be needed to achieve the feature.

Features have varying scopes of applicability for WELL Core projects, depending on the relevant population and project area. To view this feature-level applicability and guidance, select the “WELL Core” view in the digital standard.

In some cases, an interiors project can leverage a feature achieved by the base building only if an additional point was awarded (i.e., the base building extended feature requirements to additional populations and/or spaces within the building). General documentation provided by the project should indicate that the base building achieved the additional point for these features. Where possible, these features are shown as ‘Equivalent’ and in some cases as ‘Equivalent IF’ pending additional documentation from the interiors project.

How to use this tool:

Interiors projects may leverage the achievements of a WELL Core Certified base building and/or Core building active in WELL portfolio toward their WELL Precertification or WELL Certification efforts. Interiors projects located in a building that has achieved WELL Precertification but not yet full WELL Certification may utilize features achieved by the base building toward WELL Precertification.

Interiors projects may pursue WELL Certification or WELL Precertification in parallel with base building. Projects should indicate features pending award for the base building during documentation review. Features will remain pending until proof of base building certification is provided.

Documentation requirements:

Interiors projects should submit the following for documentation review:

- WELL Report demonstrating proof of WELL Core Certification for the base building, including features for which the base building earned an additional point.
- List of features achieved by the base building that are being pursued by the interiors project.
 - If pursuing certification in parallel, projects must indicate any features which are pending achievement by the base building.
- Additional documentation as defined in the Interiors + Base Buildings tool.

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P/O	WELL v2 pilot Feature	WELL v2 pilot Part	Points	WELL v2 pilot Core Applicability	Requires Extra-Point from WELL Core	Aligned WELL v2 Features	E/A	Additional Documentation for Interiors Projects
Air								
P	02. Smoke-Free Environment	1. Prohibit Indoor Smoking	-	Whole Building		A02.1 Prohibit Indoor Smoking	Equivalent	
		2. Prohibit Outdoor Smoking	-	Whole Building		A02.2 Prohibit Outdoor Smoking	Equivalent	
P	03. Ventilation Effectiveness	1. Ensure Adequate Ventilation	-	Whole Building		A03.1 Ensure Adequate Ventilation	Aligned	
		2. Conduct System Balancing	-	Whole Building		A03.1 Ensure Adequate Ventilation	Aligned	
P	04. Construction Pollution Management	1. Mitigate Construction Pollution	-	Extent of Developer Buildout		A04.1 Mitigate Construction Pollution	Equivalent IF	Confirm no additional construction took place within the project boundary.
O	05. Enhanced Air Quality	1. Meet Enhanced Thresholds for Particulate Matter	2	Whole Building		A05.1 Meet Enhanced Thresholds for Particulate Matter	Aligned	
		3. Meet Enhanced Thresholds for Inorganic Gases	1	Whole Building		A05.1 Meet Enhanced Thresholds for Particulate Matter	Aligned	
O	06. Enhanced Ventilation	1. Increase Outdoor Air Supply	3	Whole Building		A06.1 Increase Outdoor Air Supply Option 1 or 3	Aligned	
		2. Implement Demand-Controlled Ventilation	3	Whole Building		A06.1 Increase Outdoor Air Supply Option 2	Aligned	
		3. Implement Displacement Ventilation	1	Whole Building		A06.2 Improve Ventilation Effectiveness	Equivalent IF	Confirm that the project boundary was not excluded from feature requirements.
		4. Implement Advanced Air Distribution	3	Whole Building		A06.2 Improve Ventilation Effectiveness	Equivalent IF	Confirm that the project boundary was not excluded from feature requirements.
O	07. Operable Windows	1. Provide Operable Windows	1	Whole Building		A07.1 Provide Operable Windows	Equivalent IF	Confirm walls were constructed within the project boundary.
		2. Manage Window Use	1	Whole Building		A07.2 Manage Window Use	Equivalent	
O	08. Air Quality Monitoring and Awareness	2. Promote Air Quality Awareness	1	Non-Leased Spaces	Yes	A08.1 Install Indoor Air Monitors and A08.2 Promote Air Quality Awareness	Equivalent	
O	09. Pollution Infiltration Management	1. Design Healthy Envelope and Entryways	1	Whole Building		A09.1 Design Healthy Entryways	Equivalent	
O	10. Combustion Minimization	1. Manage Combustion	1	Whole Building		A10.1 Manage Combustion	Equivalent IF	Confirm that no additional combustion equipment was installed within the project boundary.
O	12. Air Filtration	1. Implement Particle Filtration	1	Whole Building			Aligned	
O	13. Active VOC Control	1. Implement Carbon Filtration	1	Whole Building			Aligned	
O	14. Microbe and Mold Control	1. Implement Ultraviolet Air Treatment	1	Whole Building		A14.1 Implement Ultraviolet Air Treatment	Equivalent IF	Confirm that the project boundary was not excluded from feature requirements.
		2. Manage Condensation and Mold	1	Whole Building		W07.1 Design Envelope for Moisture Protection	Equivalent IF	Confirm no additional construction took place within the project boundary and that the building also met W07.1.
Water								
P	01. Fundamental Water Quality	1. Meet Sediment Thresholds	-	Whole Building		W01.1 Verify Water Quality Indicators	Aligned	
		2. Meet Microorganisms Thresholds	-	Whole Building		W01.1 Verify Water Quality Indicators	Aligned	
P	02. Water Contaminants	1. Meet Dissolved Metal Thresholds	-	Whole Building		W02.1 Meet Chemical Thresholds	Aligned	
		2. Meet Organic Pollutant Thresholds	-	Whole Building		W02.2 Meet Thresholds for Organics and Pesticides Option 2	Equivalent	
		3. Meet Disinfectant Byproducts Thresholds	-	Whole Building		W02.1 Meet Chemical Thresholds	Equivalent	
		4. Meet Herbicide and Pesticide Thresholds	-	Whole Building		W02.2 Meet Thresholds for Organics and Pesticides Option 2	Equivalent	
		5. Meet Fertilizer Thresholds	-	Whole Building		W02.1 Meet Chemical Thresholds	Equivalent	
		6. Meet Public Water Additive Thresholds	-	Whole Building		W02.1 Meet Chemical Thresholds	Equivalent	

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P	03. Legionella Control	1. Implement Legionella Management Plan	-	Whole Building		W03.2 Implement Legionella Management Plan	Equivalent IF	Confirm that the interiors project did not modify hot water plumbing or introduce new water assets (e.g., spa pools, cooling towers) that are not included in the base buildings' Legionella management plan.
O	04. Enhanced Water Quality	1. Meet Drinking Water Taste Properties	1	Whole Building		W04.1 Meet Thresholds for Drinking Water Taste	Aligned	
O	06. Drinking Water Promotion	1. Ensure Drinking Water Access	1	Whole Building		W06.1 Ensure Drinking Water Access	Aligned	
O	07. Moisture Management	1. Manage Exterior Liquid Water	1	Whole Building		W07.1 Design Envelope for Moisture Protection	Equivalent IF	Confirm that the base building also met A14.2
		2. Isolate Moisture-sensitive Materials	1	Whole Building		W07.2 Design Interiors for Moisture Management	Equivalent IF	Confirm that no additional sources of liquid water such as bathrooms, sinks, showers, fountains or hard-piped fixtures were installed within the project boundary. Base building must meet both Features W07.2 and W07.3.
		3. Manage Interior Liquid Water	1	Whole Building				
O	08. Handwashing	1. Provide Adequate Sink	1	Extent of Developer Buildout	Yes	W08.3 Support Effective Handwashing	Equivalent	
		2. Provide Handwashing Support	1	Non-Leased Spaces	Yes	W08.4 Provide Handwashing Supplies and Signage	Equivalent	
O	09β. Onsite Non-Potable Water	1. Implement Safety Plan for Non-Potable Water Capture and Reuse	1	Whole Building		W09β. Onsite Non-Potable Water	Equivalent	
Nourishment								
O	07. Nutrition Education	1. Provide Nutrition Education	1	Whole Building		N07.1 Provide Nutrition Education	Equivalent	
O	08. Mindful Eating	1. Include Designated Eating Space	1	Non-Leased Spaces	Yes	N08.1 Support Mindful Eating	Equivalent	Project must also document compliance with <i>Daily meal breaks</i> .
O	10. Food Preparation	1. Provide Meal Support	1	Non-Leased Spaces	Yes	N10. Food Preparation	Equivalent	
O	12. Food Production	1. Provide Gardening Space	1	Non-Leased Spaces	Yes	N12.1 Provide Gardening Space	Equivalent	
		2. Provide Planting Support	1	Non-Leased Spaces		N07.1 Provide Nutrition Education	Equivalent IF	Confirm that the base building achieved an additional point in N12.1
O	13. Local Food Environment	1. Ensure Food Access	1	Whole Building		N13. Local Food Environment	Equivalent	
Light								
P	01. Light Exposure and Education	1. Ensure Indoor Light Exposure	-	Whole Building		L01.1 Provide Indoor Light	Aligned	
P	02. Visual Lighting Design	1. Light Levels for Visual Acuity	-	Non-Leased Spaces	Yes	L02.1 Provide Visual Acuity	Equivalent	
O	03. Circadian Lighting Design	1. Lighting for the Circadian System	3	Whole Building		L03.1 Meet Lighting for Day-Active People	Equivalent IF	Confirm that the base building installed all furniture and furnishing and that the project team did not removed any lights installed by base building.
O	04. Glare Control	1. Control Solar Glare	2	Whole Building		L05.2 Integrate Solar Shading	Equivalent IF	Confirm that the base building met Option 1 by direct install and not through a tenant budget.
		2. Manage Glare from Electric Lighting	2	Whole Building		L04.1 Manage Glare from Electric Lighting	Equivalent IF	Confirm that no additional lights were installed in the project boundary beyond what is provided through the base building fitout.
O	05. Enhanced Daylight Access	1. Implement Enhanced Daylight Plan	1	Whole Building		L05.1 Implement Daylight Plan	Equivalent IF	Confirm that the base building installed all furniture and interior walls.
		2. Implement Enhanced Daylight Simulation	2	Whole Building		L06.1 Conduct Daylight Simulation	Equivalent IF	Confirm that the base building installed all furniture and interior walls.
O	06. Visual Balance	1. Manage Brightness	1	Whole Building		L07.1 Balance Visual Lighting	Equivalent IF	Confirm base building installed all furniture and furnishing and that the project team did not removed any lights installed by base building.
O	07. Electric Light Quality	1. Ensure Color Rendering Quality	1	Whole Building		L08.1 Enhance Color Rendering Quality	Equivalent IF	Confirm that no additional lights were installed within the project boundary.

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O	08. Occupant Control of Lighting Environments	2. Provide Supplemental Lighting	1	Non-Leased Spaces	Yes	L09.2 Provide Supplemental Lighting	Equivalent	
Movement								
P	01. Active Buildings and Communities	1. Design Active Buildings and Communities	-	See information for chosen optimization.				
P	02. Visual and Physical Ergonomics	1. Support Visual Ergonomics	-	Non-Leased Spaces	Yes	V02.1 Support Visual Ergonomics	Equivalent	
		2. Ensure Desk Height Flexibility	-	Non-Leased Spaces	Yes	V02.2 Provide Height-Adjustable Work Surfaces	Equivalent	
		3. Ensure Seat Flexibility	-	Non-Leased Spaces	Yes	V02.3 Provide Chair Adjustability	Equivalent	
		4. Provide Standing Support	-	Non-Leased Spaces	Yes	V02.4 Provide Support at Standing Workstations	Equivalent	
O	03. Movement Network and Circulation	1. Design Aesthetic Circulation Networks	1	Whole Building		V03.1 Design Aesthetic Staircases	Equivalent	
		2. Integrate Point-of-Decision Signage	1	Whole Building		V03.2 Integrate Point-of-Decision Signage	Equivalent	
		3. Promote Visible Stairs	1	Whole Building		V03.3 Promote Visible Stairs	Equivalent	
O	04. Active Commuter and Occupant Support	1. Provide Bicycle Storage	2	Whole Building		V04.1 Provide Cycling Infrastructure	Equivalent	
		2. Provide Facilities for Active Occupants	2	Whole Building		V04.2 Provide Showers, Lockers and Changing Facilities	Equivalent	
O	05. Site Planning and Selection	2. Select Sites with Access to Mass Transit	2	Whole Building		V05.2 Select Sites with Access to Mass Transit	Equivalent	
		3. Select Sites with Pedestrian Friendly Streets	2	Whole Building		V05.1 Select Sites with Pedestrian-friendly Streets	Equivalent	Confirm that the base building also met V09.1
		4. Select Sites with Bike Friendly Streets	2	Whole Building		V04.1 Provide Cycling Infrastructure	Equivalent	
O	07. Active Furnishings	1. Provide Active Workstations	2	Non-Leased Spaces	Yes	V07.1 Provide Active Workstations	Equivalent IF	Confirm that the base building met the feature requirements by direct install and not through a tenant budget.
O	08. Physical Activity Spaces and Equipment	1. Provide Dedicated Activity Spaces	1	Non-Leased Spaces	Yes	V08.1 Provide Indoor Activity Spaces	Equivalent	
		2. Provide Physical Activity Equipment	1	Non-Leased Spaces	Yes	V08.1 Provide Indoor Activity Spaces	Equivalent	
		3. Provide Off-Site Activity Spaces	1	Whole Building		V08.2 Provide Outdoor Physical Activity Space	Equivalent	
O	09. Exterior Active Design	1. Integrate Active Façades	1	Whole Building		V05.1 Select Sites with Pedestrian-friendly Streets	Equivalent IF	Confirm that the base building also met V05.3.
O	12. Self-Monitoring	1. Provide Self-Monitoring Tools	1	Direct Staff	Yes	V10.1 Provide Self-Monitoring Tools	Equivalent	
Thermal Comfort								
P	01. Thermal Performance	1. Support Thermal Environment	-	Whole Building		T01.1 Provide Acceptable Thermal Environment	Aligned	
O	02. Enhanced Thermal Performance	1. Enhance Thermal Environment	1	Whole Building		T01.1 Provide Acceptable Thermal Environment	Aligned	
		2. Achieve Thermal Comfort	3	Whole Building		T02.1 Survey for Thermal Comfort	Aligned	
O	03. Thermal Zoning	1. Ensure Thermostat Control	2	Whole Building		T03.1 Provide Thermostat Control	Equivalent IF	Confirm that the base building installed all furniture and interior walls.
O	07. Humidity Control	1. Manage Relative Humidity	1	Whole Building		T07.1 Manage Relative Humidity	Equivalent IF	Confirm that the project boundary was not excluded from feature requirements.
Sound								
O	03. Sound Barriers	1. Ensure Adequate Wall Construction	2	Whole Building		S03.2 Achieve Sound Isolation at Walls	Aligned	
O	04. Sound Absorption	1. Meet Thresholds for Reverberation Time	1	Whole Building		S04.1 Achieve Reverberation Time Thresholds	Aligned	
		2. Implement Sound Reducing Ceilings	1	Whole Building		S05.1 Implement Sound Reducing Surfaces	Equivalent IF	Confirm that the base building as met S04.2 AND S04.3
		3. Implement Sound Reducing Vertical Surfaces	1	Whole Building				
O	05. Sound Masking	1. Implement Sound Masking	2	Whole Building		S06.1 Provide Minimum Background Sound	Aligned	
O	08β. Hearing Health Conservation Program	1. Implement a Hearing Health Conservation Program			Yes	09β. Hearing Health Conservation Program	Equivalent	
Materials								

P/O	WELL v2 pilot Feature	WELL v2 pilot Part	Points	WELL v2 pilot Core Applicability	Requires Extra-Point from WELL Core	Aligned WELL v2 Features	E/A	Additional Documentation for Interiors Projects
P	02. Hazardous Material Abatement	1. Manage Asbestos Hazards	-	Whole Building		X02.1 Manage Asbestos Hazards	Equivalent	
		2. Manage Lead Hazards	-	Whole Building		X02.2 Manage Lead Paint Hazards	Equivalent	
		3. Manage Polychlorinated Biphenyl (PCB) Hazards	-	Whole Building		X02.3 Manage PCB Hazards	Equivalent	
P	03. Outdoor Structures	1. Ensure Acceptable Structures	-	Whole Building		X03.1 Manage Exterior CCA Hazards, X03.2 Manage Lead Hazards	Equivalent	
		2. Manage Exterior Paint and Soil	-	Whole Building		X03.2 Manage Lead Hazards	Equivalent	
O	04. Waste Management	1. Manage Hazardous Waste	1	Whole Building		X09.1 Implement Waste Management Plan	Equivalent	
O	06. Site Remediation	1. Implement Site Assessment and Cleanup	2	Whole Building		X04.1 Assess and Mitigate Site Hazards	Equivalent	
O	07. Pesticide Use	1. Manage Pesticides	1	Whole Building		X10.1 Manage Pests	Equivalent	
O	09. Cleaning Products and Protocol	1. Ensure Acceptable Cleaning Ingredients	1	Non-Leased Spaces	Yes	X11.2 Select preferred cleaning products	Equivalent	
		2. Implement Acceptable Cleaning Practices	1	Non-Leased Spaces	Yes	X11.1 Improve Cleaning Practices	Equivalent	
O	11. Long-Term Emission Control	1. Manage Furniture and Furnishings Emissions	2	Extent of Developer Buildout	Yes	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	Equivalent IF	Confirm that the base building achieved at least two points.
		2. Manage Flooring and Insulation Emissions	1	Extent of Developer Buildout	Yes	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	Equivalent	
O	12. Short-Term Emission Control	1. Manage Product Emissions: Adhesives, Sealants, Paints and Coatings	3	Extent of Developer Buildout	Yes	X06.1 Limit VOCs from Wet-Applied Products	Equivalent IF	Confirm that the base building achieved two points in X12.1 and two points in X12.2.
		2. Manage Product Content: Adhesives, Sealants, Paints and Coatings	2	Extent of Developer Buildout	Yes			
Mind								
O	09. Enhanced Access to Nature	1. Provide Enhanced Access to Nature	1	Whole Building		M09.2 Provide Nature Access Outdoors	Equivalent IF	Confirm that the base building met this feature through requirements a) and d).
O	15. Opioid Emergency Response Plan	1. Provide Opioid Emergency Response Kits and Training	3	Whole Building		C14.2 Provide Opioid Response Kit and Training	Equivalent	
Community								
P	02. Integrative Design	3. Promote Health-Oriented Mission	-	Whole Building		C02.2 Promote Health-Oriented Mission	Aligned	
O	09. New Mother Support	2. Design Lactation Room	2	Direct Staff	Yes	C09.2 Design Lactation Room	Equivalent	
O	13. Accessibility and Universal Design	2. Integrate Universal Design	2	Extent of Developer Buildout		C13.1 Integrate Universal Design	Equivalent IF	Confirm no additional construction took place within the project boundary.
O	14. Bathroom Accommodations	1. Provide Essential Accommodations	1	Extent of Developer Buildout		W08.1 Provide Bathroom and Handwashing Accommodations	Equivalent IF	Confirm that all bathrooms within the project were built and are maintained by the base building and that the base building met C14.1, C14.3, AND W08.1.
		2. Provide Single-User Bathrooms	1	Extent of Developer Buildout				
		3. Provide Family Bathrooms	1	Extent of Developer Buildout				
O	15. Emergency Preparedness	2. Promote Emergency Resources	2	Whole Building		C14.1 Promote Emergency Resources	Equivalent	
O	16. Community Access and Engagement	1. Provide Community Space	1	Whole Building		C11.2 Provide Community Space	Equivalent	
O	18β. Emergency Resilience and Recovery	2. Support Emergency Resilience	1	Non-Leased Spaces, Direct Staff, Whole Building		C15.2 Support Emergency Resilience	Equivalent IF	Confirm that the base building met this feature through requirement a) or c).
		3. Facilitate Healthy Re-entry	1	Whole Building, Direct Staff		C15.3 Facilitate Healthy Re-entry	Aligned	
		4. Establish Health Entry Requirements	1	Whole Building		C15.4 Establish Health Entry Requirements	Equivalent	
O	19β. Responsible Labor	1. Disclose Labor Practices	1	Extent of Developer Buildout		C17.1 Disclose Labor Practices	Equivalent IF	Confirm that all operations across the applicable service sectors (construction, cleaning, catering, security, and maintenance) are managed or contracted by base building.

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0	Practices	2. Implement Responsible Labor Practices	1	Extent of Developer Buildout		C17.2 Implement Responsible Labor Practices	Equivalent IF	Confirm that all operations across the applicable service sectors (construction, cleaning, catering, security, and maintenance) are managed or contracted by base building.
Innovation								
0	04. Gateways to Wellness	1. Complete Health and Wellness Program	1	-		i04.1 Complete Health and Wellness Programs	Equivalent	
0	05. Green Building Rating Systems	1. Achieve Sustainable Building Certifications	5	-		i05.1 Achieve Green Building Certification	Equivalent	