

Monitor Air and Water Quality

WELL Health-Safety Rating™

HOW TO USE THIS DOCUMENT:

This document is intended to serve as guidance for how to create an **ongoing data report** to document this feature. Note that ongoing data reports are submitted to WELL Online per the scheduled listed in part requirements and are not submitted for initial certification.

This document is meant to be a resource for annual WELL Health-Safety Rating renewal.

This document and similar tools are intended to assist projects in their pursuit of the WELL Health-Safety Rating 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.

FEATURE REQUIREMENTS:

Monitor Air Parameters

The following pollutants are monitored in regularly occupied spaces (with a quantity and location of sampling points complying with the requirements outlined in the Performance Verification Guidebook) at intervals no longer than once per year, and results are submitted annually through the WELL digital platform:

- *PM2.5 and/or PM10.*
- *Total VOCs and/or Formaldehyde.*
- *Ozone.*
- *Carbon Monoxide.*

Assess Chemical and Biological Water Quality

The following drinking water parameters are sampled at intervals of no less than once per year and results are submitted annually through the WELL digital platform:

- *Turbidity.*
- *pH.*
- *Residual (free) chlorine.*
- *Total coliforms, only if residual chlorine is below detection limits.*

WELL Core Guidance:

To earn this feature, the requirements should be met in non-leased spaces, provided this makes up at least 2.5% of total project area. Otherwise, the requirements should be met in a combination of non-leased and leased space that comprises at least 2.5% of total project area.



The below sample documentation is intended to provide guidance on best practices for creating an ongoing data report. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

EXAMPLE DOCUMENT

Ongoing Data Report

The following tables are completed annually by the facilities team led by *[name, title]* and uploaded to the WELL Online digital platform. They are also posted in the company's internal shared drive, in the *[folder name]* folder. All testing is done in regularly occupied spaces (areas inside the project where a person normally spends at least one continuous hour or cumulatively at least two hours per day.) Each parameter is tested at least once per year.

The project is an *[X]* square foot *[X]*-story office with open office, private offices, a lobby, four bathrooms, a pantry and breakroom. The locations and number of testing points are based on guidance from the WELL [Performance Verification Guidebook](#). Guideline values have been added to allow staff to understand if results of testing indicate a need for further action.

Air Parameters

PM2.5 (4 sample points required)

Location	Date Measured	Results	Guideline Value*	Units	Notes
Ex: Floor 1 – Open Office		Ex: 8	Ex: <15	µg/m ³	
Ex: Floor 1 - Breakroom		Ex: 15	Ex: <15	µg/m ³	Ex: PM2.5 levels are higher in this location than in the remainder of the project, and at the threshold recommended by WELL v2 A01. The facilities team will investigate the source of the higher PM2.5 levels in the space.
Ex: Floor 2 – Open Office North		Ex: 9	Ex: <15	µg/m ³	
Ex: Floor 2 – Open Office South		Ex: 8	Ex: <15	µg/m ³	

*Guideline values are taken from [WELL v2 A01 Fundamental Air Quality](#).

PM10 (4 sample points required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
Ex: Floor 1 – Open Office		Ex: 23	Ex: <50	µg/m ³	
Ex: Floor 1 - Breakroom		Ex: 41	Ex: <50	µg/m ³	Ex: PM10 levels are higher in this location than in the remainder of the project. The facilities team will investigate the source of the higher PM10 levels in the space.
Ex: Floor 2 – Open Office North		Ex: 12	Ex: <50	µg/m ³	
Ex: Floor 2 – Open Office South		Ex: 15	Ex: <50	µg/m ³	

*Guideline values are taken from [WELL v2 A01 Fundamental Air Quality](#).

Total VOCs (4 sample points required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
Ex: Floor 1 – Open Office		Ex: 346	Ex: <500	µg/m3	
Ex: Floor 1 - Breakroom		Ex: 232	Ex: <500	µg/m3	
Ex: Floor 2 – Open Office North		Ex: 278	Ex: <500	µg/m3	
Ex: Floor 2 – Open Office South		Ex: 275	Ex: <500	µg/m3	

*Guideline values are taken from WELL v1 01: Air Quality Standards.

Formaldehyde (4 sample points required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
Ex: Floor 1 – Open Office		Ex: 7	Ex: <27	ppb	
Ex: Floor 1 - Breakroom		Ex: 18	Ex: <27	ppb	
Ex: Floor 2 – Open Office North		Ex: 5	Ex: <27	ppb	
Ex: Floor 2 – Open Office South		Ex: 35	Ex: <27	ppb	Ex: The formaldehyde levels exceed the guideline value. The facilities team believes the cause of the higher levels may be the new doors that were recently installed near the test location. The operations team is doing further research into replacement doors constructed either of metal, glass or wood that is certified as free of formaldehyde.

*Guideline values are taken from WELL v2 A01 Fundamental Air Quality.

Ozone (4 sample points required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
Ex: Floor 1 – Open Office		Ex: 14	Ex: <51	ppb	
Ex: Floor 1 - Breakroom		Ex: 21	Ex: <51	ppb	
Ex: Floor 2 – Open Office North		Ex: 12	Ex: <51	ppb	
Ex: Floor 2 – Open Office South		Ex: 19	Ex: <51	ppb	

*Guideline values are taken from WELL v2 A01 Fundamental Air Quality.

Carbon Monoxide (4 sample points required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
<i>Ex: Floor 1 – Open Office</i>		<i>Ex: <0.1</i>	<i>Ex: <9</i>	<i>ppm</i>	
<i>Ex: Floor 1 - Breakroom</i>		<i>Ex: 0.2</i>	<i>Ex: <9</i>	<i>ppm</i>	
<i>Ex: Floor 2 – Open Office North</i>		<i>Ex: <0.1</i>	<i>Ex: <9</i>	<i>ppm</i>	
<i>Ex: Floor 2 – Open Office South</i>		<i>Ex: <0.1</i>	<i>Ex: <9</i>	<i>ppm</i>	

*Guideline values are taken from WELL v2 A01 Fundamental Air Quality.

Chemical and Biological Water Quality Parameters

It is optional for water testing to follow testing guidance given in the WELL Performance Verification Guidebook. [Project] has chosen to follow the guidance to calculate the number of required testing locations:

1. Drinking water fixtures: [X] total (5% rounded up = [X] tested fixtures)
2. Handwashing fixtures: [X] total (5% rounded up = [X] tested fixtures)
3. Showers / bath fixtures: [X] total (5% rounded up = [X] tested fixtures)
4. Fixtures for cooking purposes: [X] total (5% rounded up = [X] tested fixtures)

Turbidity (3 sample points, 3 samples taken at each location)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
<i>Ex: 2nd floor pantry drinking water faucet</i>		<i>Sample 1: 0.56 Sample 2: 0.58 Sample 3: 0.61</i>	<i>Ex: <=1</i>	<i>NTU</i>	
<i>Ex: Mens bathroom faucet Rm113</i>		<i>Sample 1: 0.62 Sample 2: 0.60 Sample 3: 0.64</i>	<i>Ex: <=1</i>	<i>NTU</i>	
<i>Ex: Womens bathroom faucet Rm214</i>		<i>Sample 1: 0.54 Sample 2: 0.58 Sample 3: 0.62</i>	<i>Ex: <=1</i>	<i>NTU</i>	

*Guideline values are taken from WELL v2 W01 Fundamental Water Quality.

pH (3 sample points, 1 sample taken at each location)

Location	Date Measured	Results	Guideline Value*	Units	Notes
<i>Ex: 2nd floor pantry drinking water faucet</i>		<i>Ex: 7.2</i>	<i>6.5-8.5</i>	<i>pH</i>	
<i>Ex: Mens bathroom faucet Rm113</i>		<i>Ex: 7.3</i>	<i>6.5-8.5</i>	<i>pH</i>	
<i>Ex: Womens bathroom faucet Rm214</i>		<i>Ex: 7.0</i>	<i>6.5-8.5</i>	<i>pH</i>	

*Guideline values are based off of water treatment equipment manufacturer recommendations. Values outside of this range may adversely affect the treatment system and even cause pipe corrosion. If values are outside of the range, the facilities team will perform an analysis to determine the cause of the pH variation and adjust the system accordingly.

Residual (Free) Chlorine (3 sample points, 3 samples taken at each location)

Location	Date Measured	Results	Guideline Value*	Units	Notes
Ex: 2 nd floor pantry drinking water faucet		Ex: Sample 1: 0.9 Sample 2: 0.8 Sample 3: 0.9	Ex: 0.2-2.0	mg/L	Free chlorine was not detected, and as a consequence, the water was tested for coliforms and the fixture flushed
Ex: Mens bathroom faucet Rm113		Ex: Sample 1: 0.7 Sample 2: 0.8 Sample 3: 0.8	Ex: 0.2-2.0	mg/L	
Ex: Womens bathroom faucet Rm214		Ex: Sample 1: 0.8 Sample 2: 0.9 Sample 3: 0.8	Ex: 0.2-2.0	mg/L	

*Guideline values are taken from guidance from the national health organization the [US CDC on Free Chlorine Testing](#) (the team selected this guideline to follow).

Total Coliforms (3 sample points, 1 sample taken per location if required)

Location	Date Measured	Results	WELL Guideline Value*	Units	Notes
Ex: 2 nd floor pantry drinking water faucet	Ex: NA	Ex: NA	Ex: 0	CFU / 100 mL	Test not performed because residual (free) chlorine was detected.
Ex: Mens bathroom faucet Rm113	Ex: NA	Ex: NA	Ex: 0	CFU / 100 mL	Test not performed (NA) because residual (free) chlorine was detected.
Ex: Womens bathroom faucet Rm214	Ex: NA	Ex: NA	Ex: 0	CFU / 100 mL	Test not performed (NA) because residual (free) chlorine was detected.

*Guideline values are taken from WELL v2 [W01 Fundamental Water Quality](#).

TIPS FOR MULTIPLE LOCATIONS

- Ongoing data reports are specific to each project location and are not considered shareable.