

PEOPLE + PLANET

APPLYING RESET AND THE WELL BUILDING STANDARD™



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

GIGA is an international organization that combines the development of building standards with cloud technology to increase the accessibility and impact of healthy buildings globally. GIGA develops and administers the RESET™ Standard and Certification Program. RESET is first and foremost a standard for data quality, particularly as it relates to sensor and cloud technology.

Increasingly, we understand the key to better decision making with indoor environments is founded on the data surrounding environmental quality and building performance. Reliable, meaningful and benchmarked data is essential to understanding today's environmental performance challenges and to be able to effectively alter elements of buildings and built spaces to support the health and well-being of those who live, learn, work and play within them. RESET and WELL work alongside one another to monitor building performance and work towards a shared goal of supporting enhanced human health, well-being and performance.

Through this collaboration, IWBI and GIGA, support the movement to create buildings that prioritize air quality and human health.

IWBI and GIGA have developed the following guidelines to show how RESET Air v2.0 can assist in meeting certain features in WELL v2™. The following crosswalk document outlines where achievement in RESET Air will provide achievement of a WELL feature.

The following RESET Air rating systems are included in this document:

- RESET Air Commercial Interior v2.0
- RESET Air Core & Shell v2.0

General guidance for WELL v2 / RESET Air v2.0 crosswalk tool implementation:

This document identifies parts of the RESET Air 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 RESET Air Certification process or an active RESET Air Certification. To be eligible to use this tool, the RESET project boundary must fully encompass the WELL project boundary.

The following tables compare RESET credits with WELL features by classifying them as equivalent. The definition of equivalent, in this case, is as follows:

- E (Equivalent) - When the level of fulfillment is considered equivalent, it indicates that a phase of the RESET Air Certification Process or an active RESET Air Certification has been evaluated and deemed satisfactory to achieve the complete WELL feature indicated. Proof of award in RESET Air can be used as verification to achieve the equivalent WELL feature.

If a project has achieved or is pursuing RESET Air Certification and wants to also apply their efforts to WELL, the project should complete the following:

- During WELL documentation review, submit a narrative identifying the extent to which RESET Air is 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 RESET Air equivalency:
 - Proof of awarded RESET Air Certification or proof of awarded RESET Air pre-certification should be submitted, such as certificates of RESET Air Certification or the approved Site Audit Checklist. Include proof of pathway followed if applicable.
 - If a project is pursuing RESET Air 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.

RESET Air Core & Shell v2.0:

Applicable to projects pursuing WELL Core Certification.

RESET Air Certification Phase	RESET Documentation	WELL Certification Phase	WELL Feature Part Name	Equivalent / Aligned? (E / A)
Certified	Proof of award	Recertification only	A01: Air Quality Parts 1-3	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	A01: Air Quality Part 5	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	A07: Operable Windows Part 2 (Outdoor air measurement only)	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	A08: Air Quality Monitoring and Awareness Part 1 and 2	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	T01: Thermal Performance, Part 2	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	T06: Thermal Comfort Monitoring Part 1	E

Special Notes:

1. Project is considered having achieved A01 Part 1 Option 2 if more than 25% of the Daily Cycles since previous WELL Certification exceed $12 \mu\text{g}/\text{m}^3$ for $\text{PM}_{2.5}$ (i.e., RESET Air thresholds are met using a protection factor by RESET Core & Shell projects). Evidence is by Monthly Reports compiled since previous WELL Certification.
2. Project is considered having achieved A01 Part 1 Option 3 if more than 50% of the Daily Cycles since previous WELL Certification exceed $12 \mu\text{g}/\text{m}^3$ for $\text{PM}_{2.5}$ (i.e., RESET Air thresholds are met using protection factor). Evidence is by Monthly Reports compiled since the previous WELL Certification.

RESET Air Commercial Interiors v2.0:

Applicable to projects pursuing WELL Certification (non-Core).

RESET Air Certification Phase	RESET Documentation	WELL Certification Phase	WELL Feature Part Name	Equivalent / Aligned? (E / A)
Certified	Proof of award	Recertification only	A01: Air Quality Parts 1-3	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	A01: Air Quality Part 5	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	A08: Air Quality Monitoring and Awareness Part 1 and 2	E
Certified	Approved Site Audit Checklist	Initial certification and recertification	T01: Thermal Performance, Part 2	E
Accredited	Approved Site Audit Checklist	Initial certification and recertification	T06: Thermal Comfort Monitoring	E

Technical guidance for WELL v2 / RESET Air crosswalk tool implementation:

This section outlines specific technical guidelines and notes regarding the application of RESET Air towards initial WELL Certification and WELL Recertification:

Feature Specific Notes

1. A01: Air Quality, Parts 1-3
 - For WELL Recertification, projects must maintain active RESET Air Certification beginning not more than 12 months after the most recent WELL Certification. Active RESET Air Certification is evidenced by proof of award for RESET Air Certification (i.e., no more than 2 consecutive failed Indicator Cycles).
 - No components of RESET Air Certification supplant performance testing requirements for initial WELL Certification. Projects pursuing WELL Certification for the first time must conduct onsite performance testing with a WELL Performance Testing Agent.
 - Documentation Requirements:
 - i. For all WELL projects, electronic certificates received since previous WELL Certification from the certification body for RESET Air are submitted through WELL Online.
 - ii. For WELL Core projects, in addition to the above, annotated Monthly Reports, covering the period since previous WELL Certification, are submitted to WELL Online that indicate the percentage of Daily Cycles, if any, exceed $12 \mu\text{g}/\text{m}^3$ for $\text{PM}_{2.5}$.
2. A01: Air Quality, Part 5
 - Documentation requirements:
 - i. At the initial WELL Certification, the RESET Air Approved Site Audit Checklist is submitted through WELL Online.
 - ii. At WELL Recertification, the professional monitor calibration and maintenance report is submitted through WELL Online.
3. A07: Operable Windows, Part 2 (Outdoor air measurement only, WELL Core only)
 - Documentation requirements:
 - i. At the initial WELL Certification, the RESET Air Approved Site Audit Checklist is submitted through WELL Online.
 - ii. At WELL Recertification, the professional monitor calibration and maintenance report is submitted through WELL Online.
4. A08: Air Quality Monitoring and Awareness, Parts 1 and 2
 - Documentation requirements:
 - i. At the initial WELL Certification, the RESET Air Approved Site Audit Checklist is submitted through WELL Online.
 - ii. At WELL Recertification, the professional monitor calibration and maintenance report is submitted through WELL Online.
5. T01: Thermal Performance, Part 2
 - Documentation requirements:
 - i. At the initial WELL Certification, the RESET Air Approved Site Audit Checklist is submitted through WELL Online.
 - ii. At WELL Recertification, the professional monitor calibration and maintenance report is submitted through WELL Online.

6. T06: Thermal Comfort Monitoring, Part 1

- Documentation requirements:
 - i. At initial WELL Certification, the RESET Air Approved Site Audit Checklist is submitted through WELL Online.
 - ii. At WELL Recertification, the professional monitor calibration and maintenance report is submitted through WELL Online.

Trademarks

INTERNATIONAL WELL BUILDING INSTITUTE, IWBI, WELL BUILDING STANDARD, WELL v2, WELL COMMUNITY STANDARD, WELL CERTIFIED, WELL PORTFOLIO, WELL PORTFOLIO SCORE, WELL AP, WELL HEALTH-SAFETY RATING, WELL HEALTH-SAFETY RATED, WELL and others, and their related logos are trademarks or certification marks of International WELL Building Institute pbc in the United States and other countries. RESET is a trademark of GIGAbase Inc. (GIGA).

Copyright

© 2019 International WELL Building Institute pbc. All rights reserved. No part of this document or the information contained within it may be (a) used for any purpose other than that stated within this document by the recipient; or (b) reproduced, transmitted or translated in any form or by any means, electronic, mechanical, manual, optical or otherwise, without prior written permission of International WELL Building Institute pbc. Unauthorized use of this document violates copyright, trademark, and other laws and is prohibited.

Disclaimer

None of the parties involved in the creation of this document, including International WELL Building Institute pbc, assume any liability or responsibility to the user or any third parties for the accuracy, completeness, or use of or reliance on any information contained in this document. Although the information contained in this document is believed to be reliable and accurate, all materials set forth within are provided without warranties of any kind, either express or implied, including but not limited to warranties of the accuracy or completeness of information or the suitability of the information for any particular purpose. The WELL Building Standard and versions thereof and resources related thereto including but not limited to this document, are intended to educate and assist real estate owners, tenants, occupants, community stakeholders and other users in their efforts to create healthier spaces and organizations, and nothing in the WELL Building Standard and versions thereof and any resources or materials related thereto should be considered, or used as a substitute for, quality control, safety analysis, legal compliance (including zoning), comprehensive urban planning, or medical advice, diagnosis or treatment.