

X01.3 - Restrict Lead- 1: Paints and Electronics

Technical Document

WELL Building Standard™ version 2 (WELL v2™)

WHAT IS THIS DOCUMENT:

This document is intended to serve as a guide on how to create a project **technical document to reduce or eliminate human exposure to building materials known to be hazardous.**

This document is meant to demonstrate an acceptable degree of detail for

- Precertification documentation submission
- documentation submission

For precertification documentation submission

To achieve WELL Precertification, project teams may submit intent-stage or implementation-stage documents for pursued features, or any combination of the two. An intent-stage document is typically a draft document that has not yet been implemented in the actual project, while implementation-stage documents describe final and implemented strategies. Intent and implementation-stage documents should be similar in terms of level of detail. For final WELL Certification documentation approval, all documents are required to be implementation -stage. To learn more about intent-stage vs. implementation-stage documentation, review the [precertification guide](#) in our knowledge base.

Intent-stage language is indicated in this sample document with **green text and in parentheses**. For an intent-stage technical document, the product specification sheets can be for products that are planned to be installed rather than already purchased and installed. This document cannot simply state that the feature requirements will be implemented; the documentation should include adequate detail such that a WELL Reviewer will be able to confirm the document complies with all of the WELL feature part requirements.

For documentation submission:

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. The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented.








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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, certification or other designation, and no representation or warranty is made regarding the likelihood of achieving any rating, certification or other designation, and IWBI shall have no liability resulting from the use or content of this document or similar tools or resources or from any action taken or

inaction occurring in reliance on this document or similar tools or resources.

Note: The below document is based on the Q2 2025 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.

HOW TO USE THIS DOCUMENT:

-  Read the [below feature requirements](#) (or the feature requirements from the [addenda version assigned to your project](#), as relevant) and determine how your project addresses each requirement.
 - a. If your project is a WELL Core project, read through and ensure that your project follows the “WELL Core Guidance.”
 - b. Make sure to apply the feature requirements appropriate to your project’s space types. For example, if your project has both dwelling units and other space types, ensure your project is applying the requirements under “For Dwelling Units” to the dwelling unit spaces and applying the requirements under “For All Spaces except Dwelling Units” to the other space types. Check out the [WELL v2™ digital standard](#) for the exact language on your project’s space types.
-  Refer to the [below example document](#) to get an idea of how to set up your documentation.
-  Collaborate with your stakeholders to gather the [relevant documentation](#) that demonstrates the project’s compliance with the feature. Some examples of relevant documentation include:
 - a. a letter from a hired professional outlining services provided
 - b. the project’s floor plans
 - c. a modeling report
-  Create a technical document using existing documentation where relevant, annotating it to clarify where feature requirements are met. Some examples of annotating include:
 - a. highlight the sections relevant to WELL requirements
 - b. circle or add boxes around particular data
 - c. add notes to confirm WELL requirements
 - d. add labels to draw attention to particular sections
 - e. provide an explanation of the connection to WELL requirements using a different colored font
 - f. check out the [WELL Documentation Annotation Guide](#) for more
-  Name the document so that it is easily identifiable. Some examples for naming include:
 - a. name the document using the WELL feature code
 - b. name the document using the WELL feature name
 - c. name the document using the WELL document type
-  Review the document you’ve created and ensure that all the necessary WELL requirements are fully and clearly addressed.
 - a. Note: the level of detail is up to the discretion of the project team, but the document must include specific details demonstrating that the actual requirements have been enacted in the project boundary. Features cannot be demonstrated solely through a written confirmation that the WELL requirements have been or will be implemented.
-  Upload the document to the scorecard in the WELL digital platform, after you’ve confirmed that the document fully and clearly addresses all the necessary WELL requirements.

FEATURE PART REQUIREMENTS

For All Spaces

The following requirements are met:

- a. *Newly installed fire alarms notification and initiating devices (e.g. strobes, pull stations); environmental, HVAC, occupancy and motion sensors and meters; and relays, thermostats and load break switches meet one of the following:*
 1. *RoHS restrictions.*
 2. *Products contain no more than 0.1% (1000 ppm) of lead by weight.*
- b. *Newly installed paints applied as finishes within the project boundary meet at least one of the following criteria:*
 1. *Paints have a lead concentration of 100 ppm (0.01%) by weight or below.*
 2. *Paints have no added lead carbonates and lead sulfates.*
 3. *Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel, or a voluntary third-party certification program recognized by the local government where the building is located*
 4. *Paints meet Feature X08: Materials Optimization Part 1, Option 1 'Materials Selection' OR Part 2.*

WELL Core Guidance:

Meet these requirements for the extent of developer buildout.

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

Example document for Feature X01 Part 3

The following example is for a large-scale new construction project in Europe where RoHS restrictions are commonly used for electronics.

Technical Document – [PROJECT NAME]

Per guidance in the Verification Tab, ten (10) product sheets have been provided indicating that materials (**intent-stage: planned materials**) meet WELL requirements. The project used (**intent-stage: has planned to use**) more than ten (10) compliant products, so a variety of types of compliant products have been included in our attached set of product sheets. Below is a table of contents indicating the product sheets that are included, organized by product type:

- **Fire alarms, meters, sensors, relays, thermostats and load break switches that meet RoHS restrictions:**
 1. [INSERT PRODUCT NAME], [PAGE #]
 2. [INSERT PRODUCT NAME], [PAGE #]
 3. [INSERT PRODUCT NAME], [PAGE #]
 4. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have a lead concentration of 100 ppm (0.1%) by weight or below:**
 5. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have no added lead carbonates and lead sulfates:**
 6. [INSERT PRODUCT NAME], [PAGE #]
 7. [INSERT PRODUCT NAME], [PAGE #]
 8. [INSERT PRODUCT NAME], [PAGE #]
 9. [INSERT PRODUCT NAME], [PAGE #]
- **Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel:**
 10. [INSERT PRODUCT NAME], [PAGE #]
- **Paints meet Feature X08: Materials Optimization – NA, project is not attempting X08**

Attach product sheets. Consider highlighting and/or annotating the section of the product sheet that details the relevant lead details and numbering the pages of the complete document so that the reviewers can find individual products. Information on lead content may be located on, for example:

- *A safety data sheet in a section that details components (clearly showing that lead carbonates and lead sulfates are not on the list)*
- *A product sheet declaring a product meets RoHS restrictions*
- *A product sheet or certificate that states certification under an ISO 14024 Ecolabel or a program listed in feature X08*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*

The next example is for a small interiors project that did not need to install any new fire alarms, meters, sensors, relays, thermostats or load break switches and that only used new paints.

Technical Document – [PROJECT NAME]

Per guidance in the Verification Tab, ten (10) **or all** product sheets must be provided for new fire alarms, meters, sensors, relays, thermostats, load break switches and paints. The project is a small interiors project and there were only two (2) products that fall into these categories used (**intent-stage: that will be used**). Below is a table of contents indicating the product sheets that are included, organized by product type:

- **Fire alarms, meters, sensors, relays, thermostats and load break switches that meet RoHS restrictions - NA**
- **Paints applied as finishes that have a lead concentration of 100 ppm (0.1%) by weight or below:**
 1. [INSERT PRODUCT NAME], [PAGE #]
- **Paints applied as finishes that have no added lead carbonates and lead sulfates:**
 2. [INSERT PRODUCT NAME], [PAGE #]
- **Paints are deemed free of lead or with no added lead by an ISO 14024-compliant (Type 1) Ecolabel - NA**
- **Paints meet Feature X08: Materials Optimization – NA, project is not attempting X08**

Attach product sheets. Consider highlighting and/or annotating the section of the product sheet that details the relevant lead details and numbering the pages of the complete document so that the reviewers can find individual products. Information on lead content may be located on, for example:

- *A safety data sheet in a section that details components (clearly showing that lead carbonates and lead sulfates are not on the list)*
- *A product sheet declaring a product meets RoHS restrictions*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*
- *A technical data sheet detailing product ingredients and specifying that lead concentration is less than 100 ppm (0.1%) by weight*

The next example is for an existing project that has installed no new products that fall within the scope of X01.3 Restrict Lead after the project registered for their WELL certification.

Technical Document – [PROJECT NAME]

[PROJECT NAME] is an existing project and no new fire alarms, meters, sensors, relays, thermostats, load break switches or paints were installed since the project was registered for WELL certification.

The next example is for a project in a region with laws that prohibit the sale of products not compliant with RoHS restrictions.

Narrative – [PROJECT NAME]

[PROJECT NAME] is located in [REGION/COUNTRY] with the following law(s) prohibiting the sale of products not compliant with RoHS restrictions:

[include the name of the applicable laws along with any relevant links]

TIPS FOR MULTIPLE LOCATIONS

- Organizations participating in WELL at scale should indicate which locations are pursuing this feature, and then submit the specific details for the locations selected for an audit.