

A01.1 - Option 3: Dynamic thresholds in polluted regions

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 **provide a basic level of indoor air quality that contributes to the health and well-being of building users.**

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






- documentation submission
- precertification documentation submission

The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented. The level of detail is up to the discretion of the project team, but the documents must include specific details demonstrating that the actual policies/protocols have been enacted in the project boundary.


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 Q1-Q2 2024 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 Except Commercial Kitchen Spaces & Industrial

For buildings where the annual average outdoor $PM_{2.5}$ level is $35 \mu\text{g}/\text{m}^3$ or higher, the following thresholds are met:

- a. $PM_{2.5}$ less than or equal to 30% of the 24- or 48-hour average of outdoor levels on the day(s) of performance testing.*
- b. PM_{10} less than or equal to 30% of the 24- or 48-hour average of outdoor levels on the day(s) of performance testing.*

Certification note: Projects pursuing this strategy are limited in WELL Certification level to silver, regardless of total points achieved.

For Commercial Kitchen Spaces & Industrial

The following thresholds are met:

- 1. Carbon monoxide: $34 \text{ mg}/\text{m}^3$ [30 ppm] or lower.¹⁴*
- 2. Ozone: $100 \mu\text{g}/\text{m}^3$ [51 ppb] or lower.¹⁰*

WELL Core Guidance:

Meet these requirements in non-leased spaces, provided these areas comprise at least 2.5% of the total project area. Otherwise, meet these requirements in non-leased space plus sufficient leased space to sum to 2.5% of the total project area.

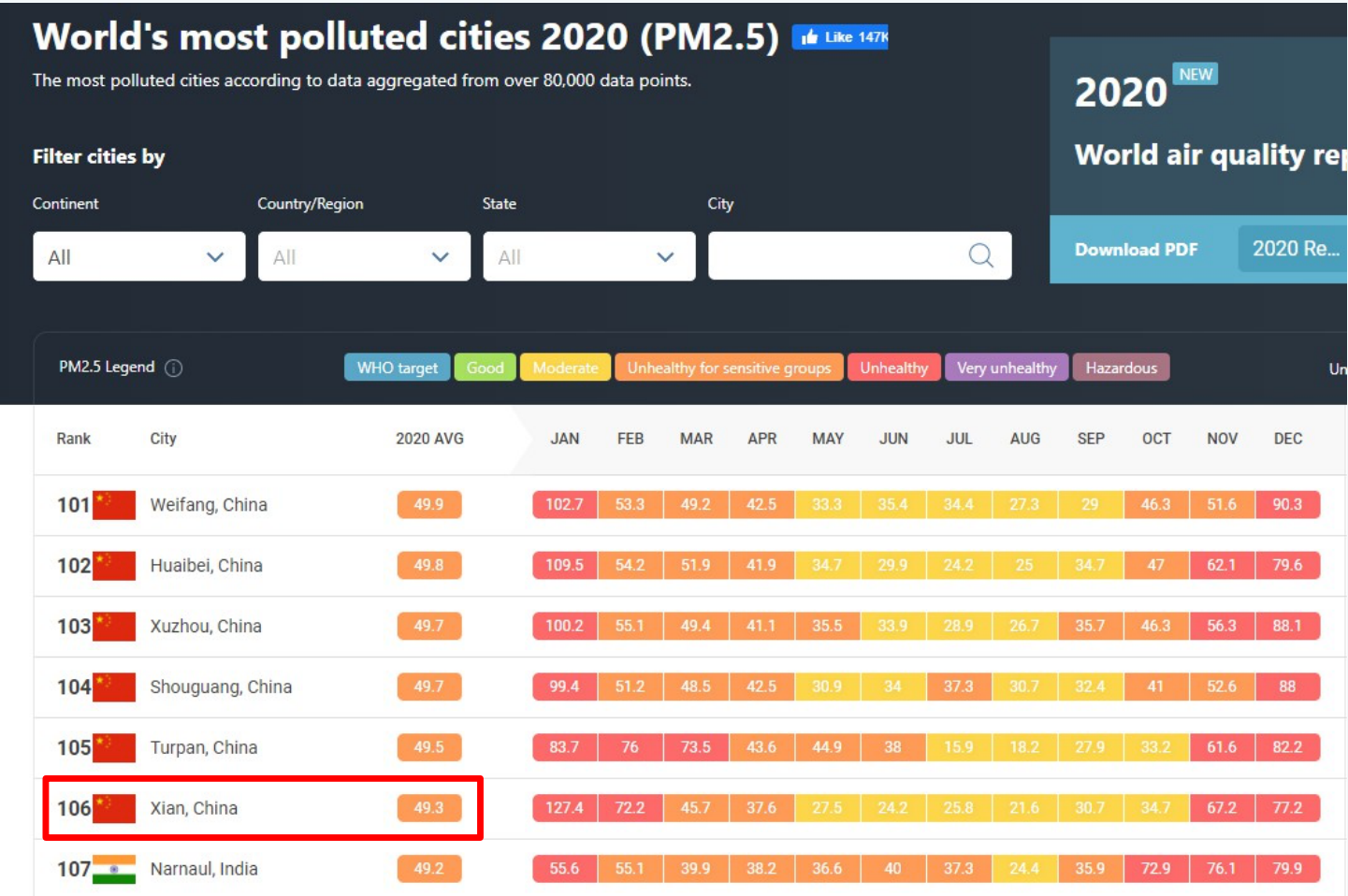
! The below sample documentation is intended to provide guidance in creating a technical document. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

📍 Example document for Feature Part 1, Option 3 For All Spaces and Option 2 Commercial Kitchens

IQAir – World’s most polluted cities 2020 data (<https://www.iqair.com/us/world-most-polluted-cities>)

Project location: Xian, China

Avg Annual PM2.5: 49.3 µg/m³ (≥ 35 µg/m³ threshold)



EXAMPLE CALCULATION

Per FAQ #1, if the ambient PM2.5 levels average 90 µg/m³ on the day of performance testing, the project will use 27 µg/m³ as the threshold for Part 2c. Note that project teams using this approach are limited to Silver certification level.

TIPS FOR MULTIPLE LOCATIONS

- For organizations participating in WELL at scale, this technical document is categorized as Shareable. It may be shared across multiple projects, as long as they all meet the strategies that are outlined in the document.