

X01.1 - Restrict Asbestos

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 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.

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

For newly installed or applied products within the project boundary, the following requirement is met:

- a. The following product categories do not contain over 1,000 ppm of asbestos by weight or area:*
 - 1. Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts.*
 - 2. Acoustic treatments.*
 - 3. Sheathing.*
 - 4. Roofing and siding.*
 - 5. Fire and smoke protection.*
 - 6. Joint protection.*
 - 7. Plaster and gypsum board.*
 - 8. Ceilings.*
 - 9. Resilient flooring.*

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 asbestos. 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 1

The following example is for a large-scale project in a location where there are no applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – [PROJECT NAME]

This project did not purchase **(intent-stage: has not planned to purchase)** any materials with more than 1,000 ppm of asbestos by weight or area. Per guidance in the feature's Verification Tab, twenty (20) product sheets indicating that materials do not contain more than 1,000 ppm of asbestos by weight or area have been provided (note, this project used more than 20 products that fall into the relevant categories). Below is a table of contents indicating the product sheets that are included, organized by product type:

Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts

1. [INSERT PRODUCT NAME], [PAGE #]
2. [INSERT PRODUCT NAME], [PAGE #]
3. [INSERT PRODUCT NAME], [PAGE #]

Acoustic treatments

4. [INSERT PRODUCT NAME], [PAGE #]
5. [INSERT PRODUCT NAME], [PAGE #]

Sheathing - NA

Roofing and siding

6. [INSERT PRODUCT NAME], [PAGE #]
7. [INSERT PRODUCT NAME], [PAGE #]
8. [INSERT PRODUCT NAME], [PAGE #]
9. [INSERT PRODUCT NAME], [PAGE #]
10. [INSERT PRODUCT NAME], [PAGE #]

Fire and smoke protection

11. [INSERT PRODUCT NAME], [PAGE #]

Joint protection

12. [INSERT PRODUCT NAME], [PAGE #]

Plaster and gypsum board

13. [INSERT PRODUCT NAME], [PAGE #]
14. [INSERT PRODUCT NAME], [PAGE #]
15. [INSERT PRODUCT NAME], [PAGE #]
16. [INSERT PRODUCT NAME], [PAGE #]
17. [INSERT PRODUCT NAME], [PAGE #]

Ceilings

18. [INSERT PRODUCT NAME], [PAGE #]
19. [INSERT PRODUCT NAME], [PAGE #]

Resilient flooring

20. [INSERT PRODUCT NAME], [PAGE #]

[Attach product sheets. Note that material content disclosure sheets, like those listed in feature X07 Materials Transparency, are considered 'product sheets'. Best practices include: highlighting and/or annotating the section of the product sheet that

details the asbestos content and numbering the pages of the complete document so that the reviewers can find individual products.]

The next example is for a small-scale interiors project in a location where there are no applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – [PROJECT NAME]

This project did not purchase (**intent-stage: has not planned to purchase**) any materials with more than 1,000 ppm of asbestos by weight or area. Per guidance in the Verification Tab, the project team must supply product sheets for twenty (20) **or all** of the total number of distinct applicable products indicating that materials do not contain more than 1,000 ppm of asbestos by weight or area. Given the size and scope of this project, there are only eight (8) relevant products. Below is a table of contents indicating the product sheets that are included, organized by product type:

Thermal protection, including all insulation (lagging) applied to pipes, fittings, boilers, tanks and ducts

1. [INSERT PRODUCT NAME], [PAGE #]
2. [INSERT PRODUCT NAME], [PAGE #]

Acoustic treatments

3. [INSERT PRODUCT NAME], [PAGE #]

Sheathing - NA

Roofing and siding - NA

Fire and smoke protection - NA

Joint protection - NA

Plaster and gypsum board

4. [INSERT PRODUCT NAME], [PAGE #]
5. [INSERT PRODUCT NAME], [PAGE #]
6. [INSERT PRODUCT NAME], [PAGE #]

Ceilings

7. [INSERT PRODUCT NAME], [PAGE #]
8. [INSERT PRODUCT NAME], [PAGE #]

Resilient flooring - NA

[Attach product sheets. Note that material content disclosure sheets, like those listed in feature X07 Materials Transparency, are considered ‘product sheets.’ Best practices include: highlighting and/or annotating the section of the product sheet that details the asbestos content and numbering the pages of the complete document so that the reviewers can find individual products.]

The next example is for a project in Canada where there are applicable laws that prohibit the sale and use of asbestos-containing materials in buildings.

Technical Document – Narrative - [PROJECT NAME]

[PROJECT NAME] is located in Canada where the following local law prohibits the sale and use of asbestos-containing materials in buildings. Here are screenshots of the key parts of the law. The full law language can be found here: <https://laws-lois.justice.gc.ca/eng/regulations/SOR-2018-196/page-1.html#h-853064>

Prohibition of Asbestos and Products Containing Asbestos Regulations

SOR/2018-196

CANADIAN ENVIRONMENTAL PROTECTION ACT, 1999

Registration 2018-10-01

Prohibition of Asbestos and Products Containing Asbestos Regulations

Prohibitions

Import, sale or use

4 Subject to sections 7 to 21, a person must not import, sell or use

- (a) processed asbestos fibres;
- (b) a product containing processed asbestos fibres unless those fibres are the result of the degradation of asbestos integrated into a product, a structure or infrastructure; or
- (c) a consumer product containing asbestos in greater than trace amounts.

Manufacture

5 A person must not manufacture

- (a) subject to section 8, a product containing processed asbestos fibres unless those fibres are the result of the degradation of asbestos integrated into a product, a structure or infrastructure before the coming into force of these Regulations; or
- (b) a consumer product containing asbestos in greater than trace amounts.

Mining residues — landscaping or construction

6 (1) A person must not sell, for use in construction or landscaping, asbestos mining residues that are located at an asbestos mining site or accumulation area unless the use is authorized by the province in which the construction or landscaping is to occur.

Mining residues — products containing asbestos

(2) A person must not use asbestos mining residues to manufacture a product containing asbestos.

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.