

## Briefing Paper

# Assessing Health and Wellbeing in Buildings

## Alignment between BREEAM and the WELL Building Standard™

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# Introduction

BRE and the International WELL Building Institute™ (IWBI™) are collaborating to promote health and wellbeing in the design, construction and operation of buildings and fit-outs, internationally. The two organisations announced their collaboration in November 2016 with the aim to make it more efficient for clients and project teams to pursue both of their respective standards: BREEAM and the WELL Building Standard™ (WELL).

Given that people in the developed world, on average, spend over 90% of their lives in and around buildings, both IWBI and BRE recognise the value and complementary nature of measuring and recognising health and wellbeing elements of building design, construction and operation in the context of a holistic assessment of environmental and social impacts within the built-environment.

Since its launch in 1990, BREEAM has set evidence based standards that go beyond regulatory requirements and standard practice. This includes requirements to optimise internal environments and encourage healthier lifestyles as a part of a broad and holistic evaluation of a building's social, environmental and economic impacts and benefits. BRE and IWBI recognise the value to the property sector of a wellbeing focused building certification process that sits alongside this holistic rating and are working together to ensure that this can be met efficiently where a client need exists.

To simplify the process for project teams pursuing both assessment methods, BRE and IWBI have worked together to compare performance requirements, harmonise evidence and identify opportunities to streamline the process of achieving dual certification. This work demonstrates the significant synergies between the two methods and the efficiencies that exist between their respective assessment and certification processes. It forms a part of an ongoing collaboration between BRE and IWBI to work together to harmonise their approach to health and wellbeing in the built environment across their standards, research programmes and services generally.

## Purpose of this document

This document is intended for projects wishing to obtain both a certified BREEAM rating and WELL Certification. It identifies the synergies between the BREEAM and WELL technical requirements in order to help streamline both assessment processes. It highlights the BREEAM credits that can be used to demonstrate compliance with WELL features and, conversely, the WELL features that can be used to demonstrate compliance with BREEAM assessment issues. This will enable project teams to use the same evidence in the assessment processes for both methods.

WELL is an international standard and consequently addresses a number of issues that are already covered by regulations in the UK and across the EU. For this reason, the document also sets out the areas where WELL requirements are aligned with UK and/or EU regulations.

BRE and IWBI will work together to update this document as and when BREEAM and WELL standards are significantly updated or modified.

### About BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment. Through its application and use, BREEAM helps clients to measure and reduce the impacts of their buildings and in doing so, create higher value, lower risk assets that are better for people and the environment.

**Contact:** [breeam@bre.co.uk](mailto:breeam@bre.co.uk)

**Website -** [www.breeam.com](http://www.breeam.com)

### About the WELL Building Standard™

The WELL Building Standard™ (WELL) is the first building standard to focus exclusively on the health and wellness of people in buildings. WELL is a performance-based system for measuring and certifying features of buildings that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort and mind. It marries best practices in design and construction with evidence-based medical and scientific research – harnessing buildings and communities as a vehicle to support human wellbeing.

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# How to use this document

The document maps requirements between the WELL Building Standard v1 (Q4 2017 version) and the following BREEAM scheme versions:

- BREEAM UK New Construction 2014 (UK NC 2014)
- BREEAM UK Refurbishment and Fit-out 2014 (UK RFO 2014)
- BREEAM International New Construction 2016 (INC 2016)<sup>1</sup>
- BREEAM International Refurbishment and Fit-out 2015 (IRFO 2015)<sup>1</sup>
- BREEAM In-Use International 2015 (In-Use 2015)<sup>1</sup>
- BREEAM USA In-Use 2016 (USA In-Use 2016)<sup>2</sup>

This document is split into four sections:

1. An introductory section outlining the overall approach taken to identify the overlaps between the BREEAM and WELL assessment and certification processes.
2. Appendix A sets out the BREEAM credits that overlap with WELL feature parts.
3. Appendix B sets out the WELL feature parts that overlap with the International and UK versions of the BREEAM New Construction scheme and BREEAM Refurbishment and Fit-out scheme requirements.
4. Appendix C sets out the WELL feature parts that overlap with the International and USA versions of the BREEAM In-Use scheme requirements.

In addition to setting out mutual equivalencies, the appendices also highlight the issues where aims and objectives are aligned, but where the level of performance and/or assessment methodology required by BREEAM and WELL are different. In such cases, evidence must still be submitted for review by the appropriate assessment body to demonstrate full compliance with the requirements of each scheme.

Table A defines the different levels of overlap that have been used in the mapping exercise and are documented in the Appendices.

This updated crosswalk includes edits and revisions, which are intended to be helpful to projects concurrently pursuing both BREEAM and WELL Certification. Therefore projects should reference the most current version of this Briefing Paper when submitting documentation to BRE and/or IWBI (via WELLOnline). For questions on how to apply the overlaps to a registered or future WELL project, please email the project's WELL coaching contact or [technical@wellcertified.com](mailto:technical@wellcertified.com). For questions on how to apply the overlaps to a registered BREEAM project, please email [breeam@bre.co.uk](mailto:breeam@bre.co.uk).

**Table A - level of overlap used in the Appendices**

Symbol	Overlap assignment	Definition
✓	Equivalent	Formal certification under one standard can be used as evidence of full compliance with the other. The awarded feature or credit can be used as verification that the requirement has been satisfied.
●	Aligned	The outcomes and/or methodologies are aligned but there are material differences between the requirements of the standards (e.g. the required performance levels may be different). The project will still need to meet the verification requirements for the relevant scheme.
—	Not applicable	Appendix A only – The requirements are not covered by BREEAM and so will require full assessment under WELL.
UKR / EUR	UK / EU regulation	Appendix A only – UK or EU regulation is aligned with the WELL feature. The project will still need to comply with the verification method in WELL.
❖	BREEAM compliant WELL evidence	Appendix B only – WELL evidence may be used to demonstrate full or partial compliance with the BREEAM requirements but formal review will be required by the BREEAM Assessor.

<sup>1</sup> In addition to BRE Global's BREEAM International schemes, BREEAM also supports a number of National Scheme Operators (NSOs) across the world. The NSOs affiliated to BREEAM and their local schemes are listed on the BREEAM website (<http://www.breeam.com>). These local schemes must be used for international assessments where relevant, in these instances, contact your local NSO for further information. Where a building falls outside of the scope of these local schemes, the pan country BRE Global BREEAM International schemes can be used.  
<sup>2</sup> BREEAM USA In-Use is operated by BRE America (<http://www.breeamusa.com>).



# Use of BREEAM certified evidence within WELL assessments

IWBI has evaluated the mapping for entire features or parts that are satisfied by BREEAM credits or UK / EU regulations.

When the level of overlap is considered equivalent, it indicates that a BREEAM credit has been evaluated and deemed an acceptable strategy to achieve the requirement of the corresponding WELL feature part. The awarded BREEAM credit can be used as verification that the requirement has been satisfied. For the BREEAM New Construction and BREEAM Refurbishment and Fit-out schemes, the credit must have been awarded at the post-construction stage.

## Claiming BREEAM credits in the WELL Building Standard

Appendix A maps the equivalencies between BREEAM credits and WELL features for the purpose of carrying out a WELL assessment on a building that has been BREEAM assessed.

Note: The overlaps in Appendix A for the BREEAM Refurbishment and Fit-out schemes assume that a fully fitted building is undertaking assessment against Parts 1, 2, 3 and 4 of the scheme and that a Core & Shell building is undertaking assessment against Parts 1, 2 and 3.

Where a project has achieved, or is pursuing one of the aforementioned BREEAM schemes and seeks to apply these efforts to achieve a WELL feature, the project should submit the following during WELL documentation review:

- Short report identifying which BREEAM credits are being used to claim WELL features, in line with the guidance in Appendix A;
- Proof of BREEAM certification; and
- Awarded BREEAM credits that have been deemed equivalent to WELL parts (in lieu of the ascribed WELL verification method in Appendix D of the WELL Building Standard).

BREEAM credits awarded through interpretations are not automatically awarded for WELL and must be submitted as Alternative Adherence Paths (AAPs).

WELL Performance Verification can be scheduled if BREEAM credits have not yet been awarded, but these WELL features will not be deemed achieved until the BREEAM certification has been awarded and proof of certification and awarded credits are submitted.

For WELL features which require annual reporting, projects must still submit the relevant information gathered to IWBI (e.g. F86: Post occupancy survey).





# Use of WELL Certification within BREEAM assessments

WELL Certification usually occurs after the building has been fully occupied for a period of time and post occupancy testing and surveys have been carried out to demonstrate performance in operation. Whilst there is a defined WELL documentation review process prior to performance verification, this does not result in formal certification. Consequently for the majority of projects assessed under the BREEAM New Construction and BREEAM Refurbishment and Fit-out schemes, where certification is awarded at the post construction stage and prior to occupancy, final WELL Certification is unlikely to be available at this time. Consequently Appendix B maps WELL features against the BREEAM credit requirements and indicates where evidence prepared for WELL may be used to justify full or partial compliance with requirements for BREEAM New Construction and Refurbishment and Fit out schemes. Where final WELL certification is not available, formal review of the WELL evidence will be required by the BREEAM Assessor. Appendix B also indicates where outcomes are broadly aligned.

BREEAM In-Use certification occurs during occupation and as such it is possible to use formal WELL Certification against specific WELL features to demonstrate compliance with BREEAM In-Use requirements. Appendix C maps WELL features against BREEAM In-Use requirements and indicates where WELL Certification can be used to demonstrate compliance with the BREEAM assessment requirements without further or additional assessment. It also indicates where outcomes are broadly aligned.

## Claiming WELL Certification as a means of demonstrating compliance with BREEAM criteria

For New Construction and Refurbishment and Fit-out assessments, evidence should be submitted to the licensed BREEAM assessor in the normal way and, in turn, they will reference and submit as part of their assessment report to BRE when they request certification. The BREEAM assessor should identify in their report, against the relevant assessment issues, where evidence provided relates to certification under both BREEAM and WELL.

For BREEAM In-Use assessments, entries in the assessment tool should make specific reference to the relevant WELL assessment/certification and evidence documentation. It is important that this referencing fully identifies those BREEAM credits that are being justified through the provision of WELL Certification in line with the guidance provided in this document. Proof of WELL Certification will be required as supporting evidence by the Assessor and BRE in lieu of the ascribed evidence outlined in the relevant BREEAM In-Use Technical Manual for each instance where compliance with a WELL feature is claimed as evidence of compliance with BREEAM In-Use.



Appendix A – BREEAM credits aligned with the WELL Building Standard

WELL Building Standard		BREEAM						Notes				
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016		
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building		
01	Air quality standards	Standards For Volatile Substances	● Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (post construction)	● Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (post construction)	● Hea 02 Indoor air quality - Post-construction indoor air quality measurement	● Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (post construction)	● HEA 18 Volatile organic compounds	● HEA 15 Internal environment: CO Monitoring			Aligned (NC, RFO, In-Use): WELL projects are subject to onsite PV testing.	
		Standards For Particulate Matter And Inorganic Gases	● UKR	● UKR	● UKR	● UKR	● UKR					
02	Smoking ban	Indoor Smoking Ban	● UKR	● UKR	● UKR	● UKR	● HEA 02 Indoor air quality - Ventilation	● HEA 02 Indoor air quality - Ventilation	● HEA 02 Indoor air quality - Ventilation	● HEA 02 Indoor air quality - Ventilation	● HEA 11 Ventilation requirements	Aligned (NC, RFO): WELL projects should confirm that indoor smoking and e-cigarettes are banned.
		Outdoor Smoking Ban	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● HEA 12 Fresh air rates
03	Ventilation effectiveness	Ventilation Design	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Man 04 Commissioning and handover - Commissioning building services	Aligned (In-Use): WELL requirements specify minimum ventilations rates.
		Demand Controlled Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services
04	VOC reduction	System Balancing	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	✓ Man 04 Commissioning and handover - Commissioning building services	
		Interior Paints And Coatings	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)
04	VOC reduction	Interior Adhesives And Sealants	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	

WELL Building Standard		BREEAM						Notes			
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016	
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
	Flooring	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	-	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	-	✓ Hea 02 Indoor air quality - Emissions from building products	-	✓ Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products) Exemplary level (1 credit)	-	● HEA 18 Volatile organic compounds	
	Insulation	-	-	-	-	✓ Hea 02 Indoor air quality - Emissions from building products	-	-	-	● HEA 18 Volatile organic compounds	
	Furniture And Furnishings	-	-	● Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	-	-	-	● Hea 02 Indoor air quality - Volatile organic compound (VOC) emission levels (products)	-	● HEA 18 Volatile organic compounds	
05	Filter Accommodation	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	-	
	Particle Filtration	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	-	✓ Hea 02 Indoor air quality - Ventilation	✓ Hea 02 Indoor air quality - Ventilation	-	
	Air Filtration Maintenance	-	-	-	-	-	-	-	-	● MAN 04 Operation and maintenance manuals ● MAN 05 Maintenance procedures	Aligned (In-Use): WELL requirements additionally cover air filtration maintenance record keeping.
07	Duct Protection	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality (IAQ) plan	-	
	Filter Replacement	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality (IAQ) plan	-	Aligned (NC, RFO): WELL requirements additionally cover duct protection, filter replacement, absorptive material storage and dust containment and removal.
	Moisture Absorption Management	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality (IAQ) plan	-	

WELL Building Standard		BREEAM								Notes	
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015			In-Use 2015 & USA In-Use 2016
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Fully Fitted Building
	Dust Containment And Removal	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	-	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	-	
09	Cleaning protocol	-	-	-	-	-	-	-	-	● HEA 21 Deep cleaning	Aligned (In-Use): WELL requirements additionally cover the development of a cleaning plan, including approved products, a list of high-touch surfaces, cleaning schedules and cleaning logs.
10	Pesticide management	-	-	-	-	-	-	-	-	● LE 05 External landscaping/maintenance	Aligned (In-Use): WELL requirements additionally cover the creation of a pest management plan, including the use of hazard-ranked pesticides.
11	Asbestos And Lead Restriction	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use): WELL requires materials containing lead to be restricted too.
	Lead Abatement	● UKR	● UKR	● UKR	● UKR	-	-	-	-	-	Aligned (NC, RFO): WELL requires testing and remediation for buildings undergoing repair, renovation or painting, which were constructed prior to laws banning or restricting lead paint.
11	Fundamental material safety	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use): WELL requires testing and remediation for buildings which were constructed prior to laws banning or restricting asbestos.
	Asbestos Abatement	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use): WELL requires testing and remediation for buildings undergoing renovation or demolition, which were constructed or renovated between 1950 and prior to laws banning or restricting PCBs.
	Polychlorinated Biphenyl Abatement	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	



WELL Building Standard		BREEAM								Notes	
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016	
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
	Mercury Limitation	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use): WELL requires materials containing mercury-containing equipment and devices to be restricted.
	Exterior Liquid Water Management	● UKR	● UKR	● UKR	● UKR	—	—	—	—	—	Aligned (NC, RFO): UK regulations include waterproofing, weatherisation and drainage criteria, but WELL projects need to submit a narrative describing exterior water management.
	Interior Liquid Water Management	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● Wat 03 Water leak detection - Leak detection system, Flow control devices	● WAT 07 Leak detection system	Aligned (NC, RFO, In-Use): WELL projects additionally need to submit a narrative describing interior water management.
12	Moisture management	● UKR	● UKR	● UKR	● UKR	—	—	—	—	—	Aligned (NC, RFO): UK regulations include waterproofing, weatherisation and drainage criteria, but WELL projects also need to submit a narrative describing condensation management.
	Material Selection And Protection	● UKR	● UKR	● UKR	● UKR	—	—	—	—	—	Aligned (NC, RFO): UK regulations include waterproofing, weatherisation and drainage criteria, but WELL projects also need to submit a narrative describing condensation management.
13	Air flush	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	—	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	● Hea 02 Indoor air quality - Indoor air quality (IAQ) plan	—	Aligned (NC, RFO): WELL additionally requires a building air flush.
14	Air infiltration management	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● Man 04 Commissioning and handover - Testing and inspecting building fabric	● ENE 04 Pressure/air leakage test (International)	Aligned (NC, RFO): WELL additionally requires a building air flush.

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Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016	
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
17	Direct source ventilation	-	-	-	-	-	-	-	-	HEA 19 Control of chemicals	Aligned (In-Use): WELL requirements additionally include the isolation and exhaust of contaminated air.
18	Air quality monitoring and feedback	-	-	-	-	-	-	-	-	HEA 14 Internal environment: CO2 Monitoring	Aligned (In-Use): WELL requires testing for additional pollutants.
19	Operable windows	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	Hea 02 Indoor air quality - Potential for natural ventilation	HEA 03 Thermal control HEA 04 Ventilation controls	
24	Combustion minimization	Pol 02 NOx emissions (2 credits)	Pol 02 NOx emissions (2 credits)	Pol 02 NOx emissions (2 credits)	Pol 02 NOx emissions (2 credits)	Pol 02 NOx emissions (1 credit)	Pol 02 NOx emissions (1 credit)	Pol 02 NOx emissions (2 credits)	Pol 02 NOx emissions (2 credits)	POL 06 NOx emissions (4 credits)	
30	Fundamental water quality	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	Aligned (NC, RFO, In-Use): WELL projects are subject to onsite PV testing.
31	Inorganic contaminants	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	Aligned (NC, RFO, In-Use): WELL projects are subject to onsite PV testing.
32	Organic contaminants	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	Aligned (NC, RFO, In-Use): WELL projects are subject to onsite PV testing.

WELL Building Standard		BREEAM										Notes	
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016			
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Fully Fitted Building		
33	Agricultural contaminants	Herbicides And Pesticides	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use); WELL projects are subject to onsite PV testing.
		Fertilizers	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	
34	Public water additives	Disinfectants	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	Aligned (NC, RFO, In-Use); WELL projects are subject to onsite PV testing.
		Disinfectant Byproducts	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	
		Fluoride	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	● EUR	
		Organic Chemical Removal	-	-	-	-	-	-	-	-	-	-	
		Sediment Filter	-	-	-	-	-	-	-	-	-	-	
		Microbial Elimination	-	-	-	-	-	-	-	-	-	-	
36	Water treatment	Water Quality Maintenance	-	-	-	-	-	-	-	-	-	-	
		Legionella Control	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	● UKR	Aligned (NC, RFO, In-Use); BREEAM and UK regulations include contamination minimisation criteria, but WELL projects also need to submit a narrative describing how the building addresses Legionella.
37	Drinking water promotion	Drinking Water Taste Properties	-	-	-	-	-	-	-	-	-	-	
		Drinking Water Access	-	-	-	-	-	-	-	-	-	-	Aligned (NC, In-Use); WELL requirements additionally include a maximum water access distance.
		Water Dispenser Maintenance	-	-	-	-	-	-	-	-	-	-	



WELL Building Standard		BREEAM								Notes
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building
53	Visual lighting design	Visual Acuity For Focus	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 08 Illuminance levels (lux)
		Brightness Management Strategies	—	—	—	—	—	—	—	—
55	Electric light glare control	Lamp Shielding	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 08 Illuminance levels (lux)
		Glare Minimization	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control
56	Solar glare control	View Window Shading	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 02 Glare control
		Daylight Management	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control
57	Low-glare workstation design	Glare Avoidance	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 01 Visual comfort - Internal and external lighting levels, zoning and control	Hea 08 Illuminance levels (lux)
		Working And Learning Area Surface Reflectivity	—	—	—	—	—	—	—	—
60	Automated shading and dimming controls	Automated Sunlight Control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 01 Visual comfort - Glare control	Hea 02 Glare control
		Responsive Light Control	—	—	—	—	—	—	—	—

WELL Building Standard		BREEAM								Notes			
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015			In-Use 2015 & USA In-Use 2016		
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Fully Fitted Building		
61	Right to light	Lease Depth	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ HEA 28 View out		
		Window Access	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 01 Visual comfort - View out	✓ Hea 28 View out		
62	Daylight modeling	Healthy Sunlight Exposure	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● Hea 01 Visual comfort - Daylighting	● HEA 01 Glazing	Aligned (NC, RFO, In-Use); WELL includes specific requirements for minimum spatial daylight autonomy and maximum annual sunlight exposure.	
63	Daylight fenestration	Window Sizes For Working And Learning Spaces	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	✓ Hea 01 Visual comfort - Daylighting and View out	● HEA 01 Glazing	Aligned (In-Use); WELL includes specific requirements for window area and height thresholds.	
		Window Transmittance In Working And Learning Areas	-	-	-	-	-	-	-	-	-		
65	Activity incentive programs	Uniform Color Transmittance	-	-	-	-	-	-	-	-	-		
		Activity Incentive Programs	-	-	-	-	-	-	-	-	-	● HEA 26A Health and Wellbeing	Aligned (In-Use); WELL includes specific requirements for activity incentive programs.
66	Structured fitness opportunities	Fitness Programs	-	-	-	-	-	-	-	-	-	● HEA 26A Health and Wellbeing	Aligned (In-Use); WELL includes specific requirements for fitness programs.
		Fitness Education	-	-	-	-	-	-	-	-	-	● HEA 26A Health and Wellbeing	Aligned (In-Use); WELL includes specific requirements for fitness education.
67	Exterior active design	Pedestrian Amenities	-	-	-	-	-	-	-	-	-		
		Pedestrian Promotion	-	-	-	-	-	-	-	-	-		
67	Neighborhood Connectivity	Neighborhood Connectivity	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	● TRA 03 Proximity to amenities	Aligned (In-Use); WELL includes specific requirements for the neighbourhood to include a diversity of uses.	
		Neighborhood Connectivity	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities	✓ Tra 02 Proximity to amenities		

WELL Building Standard		BREEAM								Notes	
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016	
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
69	Active transportation support	Bicycle Storage And Support	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cycle storage</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cycle storage</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cycle storage</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03a Alternative modes of transport – Option 5</li> </ul>	<ul style="list-style-type: none"> <li>Tra 01 Sustainable transport accessibility – Alternative transport measures (Measure B)</li> </ul>	<ul style="list-style-type: none"> <li>Tra 01 Sustainable transport accessibility – Alternative transport measures (Measure B)</li> </ul>	<ul style="list-style-type: none"> <li>Tra 01 Sustainable transport accessibility – Alternative transport measures (Measure B)</li> </ul>	<ul style="list-style-type: none"> <li>TRA 01 Cyclist facilities</li> </ul>	Aligned (NC, RFO, In-Use): WELL requirements for the number of cycle amenities are based on the number of occupants.
		Post Commute And Workout Facilities	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cyclist facilities</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cyclist facilities</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03 Cyclist facilities - Cyclist facilities</li> </ul>	<ul style="list-style-type: none"> <li>Tra 03a Alternative modes of transport – Option 5</li> </ul>	<ul style="list-style-type: none"> <li>Tra 01 Sustainable transport accessibility – Alternative transport measures (Measure C)</li> </ul>	<ul style="list-style-type: none"> <li>Tra 01 Sustainable transport accessibility – Alternative transport measures (Measure C)</li> </ul>	<ul style="list-style-type: none"> <li>TRA 01 Cyclist facilities</li> </ul>	<ul style="list-style-type: none"> <li>TRA 01 Cyclist facilities</li> </ul>	Aligned (NC, RFO): WELL requirements for the number of lockers are based on the number of occupants
72	Accessible design	Accessibility and Usability	<ul style="list-style-type: none"> <li>UKR</li> </ul>	<ul style="list-style-type: none"> <li>UKR</li> </ul>	<ul style="list-style-type: none"> <li>UKR</li> </ul>	<ul style="list-style-type: none"> <li>Hea 06 Accessibility – Inclusive and accessible design</li> </ul>	<ul style="list-style-type: none"> <li>Hea 06 Accessibility – Inclusive and accessible design</li> </ul>	<ul style="list-style-type: none"> <li>Hea 06 Accessibility – Inclusive and accessible design</li> </ul>	<ul style="list-style-type: none"> <li>HEA 10 Inclusive design</li> </ul>	<ul style="list-style-type: none"> <li>HEA 10 Inclusive design</li> </ul>	Aligned (NC, RFO): WELL projects in the UK need to submit documentation confirming compliance with Part M of the building regulations.
74	Exterior noise intrusion	Sound Pressure Levels	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Indoor ambient noise and sound insulation</li> </ul>	<ul style="list-style-type: none"> <li>HEA 20 Acoustic conditions</li> </ul>	Aligned (NC, RFO, In-Use): WELL projects are subject to onsite PV testing.
		Internally generated noise	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Internal indoor ambient noise levels</li> </ul>	<ul style="list-style-type: none"> <li>Hea 05 Acoustic performance - Indoor ambient noise and sound insulation</li> </ul>	<ul style="list-style-type: none"> <li>HEA 20 Acoustic conditions</li> </ul>	Aligned (In-Use): WELL includes additional requirements to develop an acoustic plan to identify potential sources of disruption.
75	Mechanical Equipment Sound Levels	Ventilated Thermal Environment	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>HEA 13 Operating temperature</li> </ul>	Aligned (In-Use): WELL includes specific requirements for a maximum level of thermal discomfort.
		Natural Thermal Adaptation	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>Hea 04 Thermal comfort - Thermal modelling</li> </ul>	<ul style="list-style-type: none"> <li>HEA 13 Operating temperature</li> </ul>	Aligned (In-Use): WELL includes specific requirements for a maximum level of thermal discomfort.



WELL Building Standard		BREEAM								Notes	
		UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015			In-Use 2015 & USA In-Use 2016
Feature	Part	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
78	Reverberation time	● Hea 05 Acoustic performance - Reverberation time	-	● Hea 05 Acoustic performance - Reverberation time	● Hea 05 Acoustic performance - Reverberation time	-	-	● Hea 05 Acoustic performance - Indoor ambient noise and sound insulation	● Hea 05 Acoustic performance - Indoor ambient noise and sound insulation	-	Aligned (NC, RFO): WELL includes specific requirements for a maximum reverberation time in conference rooms and open workspaces.
81	Sound barriers	● Hea 05 Acoustic performance - Sound insulation	-	● Hea 05 Acoustic performance - Sound insulation	● Hea 05 Acoustic performance - Sound insulation	-	-	● Hea 05 Acoustic performance - Indoor ambient noise and sound insulation	● Hea 05 Acoustic performance - Indoor ambient noise and sound insulation	-	Aligned (NC, RFO): WELL includes specific requirements for a minimum NIC in enclosed offices and conference rooms.
86	Post-Occupancy survey	● Man 05 Aftercare - Post occupancy evaluation	-	● Man 05 Aftercare - Post occupancy evaluation	● Man 05 Aftercare - Post occupancy evaluation	-	-	● Man 05 Aftercare - Post occupancy evaluation	● Man 05 Aftercare - Post occupancy evaluation	<p>✓ HEA 23 Occupant satisfaction (International)</p> <p>✓ HEA 23 Occupant satisfaction: surveying (USA)</p> <p>✓ HEA 24 Occupant satisfaction: feedback</p>	Equivalent (NC, RFO, In-Use). WELL projects must share the results with WBI.

WELL Building Standard		BREEAM								Notes	
Feature	Part	UK NC 2014		UK RFO 2014		INC 2016		IRFO 2015		In-Use 2015 & USA In-Use 2016	
		Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	Core & Shell	Fully Fitted Building (Parts 1, 2, 3 & 4)	Core & Shell (Parts 1, 2 & 3)	Fully Fitted Building	
100	Biophilia II-qualitative	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 03 Minimizing impact on existing site ecology</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 03 Minimizing impact on existing site ecology</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 02 Ecological value of site and protection of ecological features</li> <li>● LE 04 Enhancing site ecology</li> <li>● LE 05 Long term impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>● LE 01 Planted area</li> <li>● LE 02 Ecological features of planted area</li> </ul>	<p>Aligned (NC, RFO, In-Use); WELL includes specific requirements for accessible landscaped grounds or gardens, including a minimum number of plantings.</p> <p>Aligned (In-Use); WELL includes specific requirements for a minimum indoor planter area.</p>	
	Outdoor Biophilia										
	Indoor Biophilia										
	Water Feature										

Appendix B – WELL features aligned with BREEAM New Construction and Refurbishment and Fit-Out credits

BREEAM Assessment Issue	BREEAM Credit(s)	WELL Feature Name and Part	Notes
Man 04 Commissioning and handover	Commissioning and testing schedule and responsibilities		
	Commissioning building services	❖ 03 Ventilation effectiveness – System balancing	
	Testing and inspecting building fabric	❖ 14 Air infiltration management – Air leakage testing	
	Handover		
Man 05 Aftercare	Aftercare support		
	Seasonal commissioning		
	Post occupancy evaluation	❖ 86 Post-occupancy survey - Occupant survey content ❖ 86 Post-occupancy survey - Information reporting	
Hea 01 Visual comfort	Glare control	❖ 56 Solar glare control – View window shading ❖ 56 Solar glare control – Daylight management ❖ 60 Automated shading and dimming controls - Automated sunlight control	
	Daylighting	● 62 Daylight modelling – Healthy sunlight exposure ❖ 63 Daylighting fenestration – Window sizes for working and learning spaces	Aligned: WELL requirements do not specify average daylight factors or average daylight illuminance.
	View out	❖ 61 Right to light – Lease depth ❖ 61 Right to light – Window access ❖ 63 Daylighting fenestration – Window sizes for working and learning spaces	
	Internal and external lighting levels, zoning and control	❖ 53 Visual lighting design – Visual acuity for focus ❖ 55 Electric lighting glare control – Lamp shielding ❖ 55 Electric lighting glare control – Glare minimization ● 57 Low-glare workstation design – Glare avoidance ● 59 Surface design – Working and learning area surface reflectivity	Aligned: WELL requirements do not specify limits to the luminance of the luminaires to avoid screen reflections, and BREEAM requirements do not specify Light Reflectance Values (LRV).
Hea 02 Indoor air quality	Prerequisite (asbestos) (INC and IRFO only)	❖ 11 Fundamental material safety - Asbestos and lead restriction	Asbestos prerequisite not included in UK NC and UK RFO schemes as asbestos restriction covered by UK regulations.
	Indoor air quality (IAQ) plan	● 07 Construction pollution management – Duct protection ● 07 Construction pollution management – Filter replacement ● 07 Construction pollution management – Moisture absorption management ● 07 Construction pollution management – Dust containment and removal ● 13 Air flush – Air flush	Aligned: WELL requirements do not specifically cover the issues that need to be considered in an IAQ plan.
	Ventilation	❖ 02 Smoking ban - Indoor smoking ban ❖ 03 Ventilation effectiveness - Ventilation design ❖ 03 Ventilation effectiveness - Demand control ventilation ❖ 05 Air filtration – Filter accommodation ❖ 05 Air filtration – Particle filtration ❖ 15 Increased ventilation – Increased outdoor air supply	Indoor smoking ban not included in UK NC and UK RFO schemes as this is covered by UK regulations.
	Volatile organic compound (VOC) emission levels (products) / Emissions from building products	❖ 04 VOC reduction - Interior paints and coatings ❖ 04 VOC reduction - Interior adhesives and sealants ❖ 04 VOC reduction - Flooring ❖ 04 VOC reduction - Insulation ❖ 04 VOC reduction - Furniture and furnishings	VOC emissions from furniture and furnishings are not within the scope of the NC schemes.
	Volatile organic compound (VOC) emission levels (post construction) / Post-construction indoor air quality measurement	● 01 Air quality standards - Standards for volatile substances	Aligned: Air quality testing for WELL is performed post-occupancy, whereas BREEAM requires pre-occupancy testing.
	Adaptability - Potential for natural ventilation	❖ 03 Ventilation effectiveness - Demand control ventilation ❖ 19 Operable windows - Full control	



BREEAM Assessment Issue	BREEAM Credit(s)	WELL Feature Name and Part	Notes
Hea 04 Thermal comfort	Thermal modelling	<ul style="list-style-type: none"> <li>❖ 76 Thermal comfort - Ventilated thermal environment</li> <li>❖ 76 Thermal comfort - Natural thermal adaptation</li> </ul>	
	Adaptability - for a projected climate change scenario		
	Thermal zoning and controls		
Hea 05 Acoustic performance	Sound insulation	<ul style="list-style-type: none"> <li>● 81 Sound barriers - Wall construction specification</li> </ul>	Aligned: BREEAM does not specify sound insulation limits in terms of Noise Insulation Class (NIC).
	Internal indoor ambient noise levels	<ul style="list-style-type: none"> <li>● 74 Exterior noise intrusion - Sound pressure level</li> <li>● 75 Internally generated noise - Acoustic planning</li> <li>● 75 Internally generated noise - Mechanical equipment sound levels</li> </ul>	Aligned: BREEAM does not specify sound levels in terms of noise criteria (NC).
	Reverberation	<ul style="list-style-type: none"> <li>❖ 78 Reverberation time - Reverberation time</li> </ul>	
Hea 06 Accessibility (INC only)	Safe access		
	Inclusive and accessible design	<ul style="list-style-type: none"> <li>❖ 72 Accessible design - Accessibility and usability</li> </ul>	Accessible design not included in UK NC and UK RFO schemes as this is covered in the UK by Part M of the building regulations.
Hea 09 Water quality (INC only)	Building services water systems: Minimising risk of contamination	<ul style="list-style-type: none"> <li>❖ 36 Water treatment – Legionella control</li> </ul>	Legionella not included in UK NC and UK RFO schemes as this is covered by UK regulation.
	Building occupants: Provision of fresh drinking water	<ul style="list-style-type: none"> <li>❖ 37 Drinking water promotion - Drinking water access</li> </ul>	Drinking water provision not included in UK NC and UK RFO schemes as this is covered by UK regulation.
Wat 03 Water leak detection	Leak detection system	<ul style="list-style-type: none"> <li>● 12 Moisture management - Interior liquid water management</li> </ul>	Aligned: WELL requirements do not specify the installation of a leak detection system.
	Flow control devices	<ul style="list-style-type: none"> <li>● 12 Moisture management - Interior liquid water management</li> </ul>	Aligned: WELL requirements do not specify the installation of flow control devices.
Tra 01 Sustainable transport accessibility (IRFO only)	Accessibility Index		
	Alternative transport measures (Measures B and C)	<ul style="list-style-type: none"> <li>● 69 Active transportation support - Bicycle storage and support</li> <li>● 69 Active transportation support - Post commute and workout facilities</li> </ul>	Aligned: WELL requirements for bicycle storage and facilities adopt a different calculation method.
Tra 02 Proximity to amenities	Proximity to amenities	<ul style="list-style-type: none"> <li>❖ 67 Exterior active design - Neighborhood connectivity</li> </ul>	
Tra 03 Cyclist facilities (UK NC and UK RFO only)	Cycle storage	<ul style="list-style-type: none"> <li>● 69 Active transportation support - Bicycle storage and support</li> </ul>	Aligned: WELL requirements for bicycle storage and facilities adopt a different calculation method.
	Cyclist facilities	<ul style="list-style-type: none"> <li>● 69 Active transportation support - Post commute and workout facilities</li> </ul>	
Tra 03a Alternative modes of transport (INC only)	Alternative modes of transport (Option 5)	<ul style="list-style-type: none"> <li>● 69 Active transportation support - Bicycle storage and support</li> <li>● 69 Active transportation support - Post commute and workout facilities</li> </ul>	Aligned: WELL requirements for bicycle storage and facilities adopt a different calculation method.
LE 02 Ecological value of site and protection of ecological features	Ecological value of site	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	Aligned: WELL requirements only cover access to landscaped areas and minimum number of plantings.
	Protection of ecological features	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	
LE 03 Minimising impact on existing site ecology (UK NC only)	Change in ecological value 1	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	Aligned: WELL requirements only cover access to landscaped areas and minimum number of plantings.
	Change in ecological value 2	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	
LE 04 Enhancing site ecology	Ecologist's report and recommendations	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	Aligned: WELL requirements only cover access to landscaped areas and minimum number of plantings.
	Increase in ecological value	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	
LE 05 Long term impact on biodiversity	Long term impact on biodiversity	<ul style="list-style-type: none"> <li>● 100 Biophilia II quantitative - Outdoor Biophilia</li> </ul>	Aligned: WELL requirements only cover access to landscaped areas and minimum number of plantings.
Pol 02 NOx emissions	NOx emissions	<ul style="list-style-type: none"> <li>❖ 24 Combustion minimization - Low emission combustion sources</li> </ul>	

**Appendix C – WELL features aligned with BREEAM In-Use credits**

BREEAM In-Use Assessment Issue/Credit(s)	WELL Feature Name and Part	Notes
MAN 04 Operation and maintenance manuals	● 05 Air filtration – Air filtration maintenance	Aligned: WELL requirements only cover air filtration maintenance.
MAN 05 Maintenance procedures	● 05 Air filtration – Air filtration maintenance	Aligned: WELL requirements only cover air filtration maintenance.
HEA 01 Glazing	✓ 63 Daylighting fenestration - Window sizes for working and learning spaces	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 02 Glare control	<ul style="list-style-type: none"> <li>✓ 56 Solar glare control - View window shading</li> <li>✓ 56 Solar glare control - Daylight management</li> <li>✓ 60 Automated shading and dimming controls - Automated sunlight control</li> </ul>	Meeting the WELL requirements would achieve 3-4 BIU credits.
HEA 03 Thermal control	✓ 19 Operable windows - Full control	Meeting the WELL requirements would achieve 1 BIU credit.
HEA 04 Ventilation controls	✓ 19 Operable windows - Full control	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 05 Microbial contamination (International) HEA 05 Minimizing legionella contamination risk (USA)	✓ 36 Water treatment – Legionella control	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 06 Water provisions (International) HEA 06 Drinking water provisions (USA)	✓ 37 Drinking water promotion - Drinking water access	Meeting the WELL requirements would achieve 1-2 BIU credits.
HEA 08 Illuminance levels (Lux)	✓ 53 Visual lighting design - Visual acuity for focus	Meeting the WELL requirements would achieve 4 BIU credits.
HEA 09 Lighting control	● 03 Automated shading and dimming control - Responsive light control	Aligned: WELL requirements do not cover zoning of lighting.
HEA 10 Inclusive design	✓ 72 Accessible design - Accessibility and Usability	Meeting the WELL requirements would achieve 3 BIU credits.
HEA 11 Ventilation requirements	● 03 Ventilation effectiveness - Ventilation design	Aligned: WELL requirements do not directly cover distance from pollution sources to air intakes.
HEA 12 Fresh air rates	✓ 03 Ventilation effectiveness - Ventilation design	Meeting the WELL requirements would achieve 4 BIU credits.
HEA 13 Operating temperature	<ul style="list-style-type: none"> <li>✓ 76 Thermal Comfort - Ventilated thermal environment</li> <li>✓ 76 Thermal Comfort - Natural thermal adaptation</li> </ul>	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 14 Internal environment: CO2 Monitoring	✓ 18 Air quality monitoring and feedback - Indoor air monitoring	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 15 Internal environment: CO Monitoring	✓ 01 Air quality standards - Standards for particulate matter and inorganic gases	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 18 Volatile organic compounds	<ul style="list-style-type: none"> <li>● 01 Air quality standards - Standards for volatile substances</li> <li>● 04 VOC reduction - Interior paints and coatings</li> <li>● 04 VOC reduction – Interior adhesives and sealants</li> <li>● 04 VOC reduction – Flooring</li> <li>● 04 VOC reduction – Insulation</li> <li>● 04 VOC reduction - Furniture and furnishings</li> </ul>	Aligned: WELL requirements do not require production of a strategy/policy for minimising the use of VOC emitting materials.
HEA 19 Control of chemicals	✓ 17 Direct source ventilation – Pollution isolation and exhaust	Meeting the WELL requirements would achieve 4 BIU credits.
HEA 20 Acoustic conditions	<ul style="list-style-type: none"> <li>● 74 Exterior noise intrusion - Sound pressure level</li> <li>● 75 Internally generated noise - Acoustic planning</li> <li>● 75 Internally generated noise - Mechanical equipment sound levels</li> <li>● 76 Reverberation time – Reverberation time</li> </ul>	Aligned: WELL requirements do not include monitoring by a suitably qualified third party acoustician.
HEA 21 Deep cleaning	● 09 Cleaning protocol - Cleaning plan for occupied spaces	Aligned: WELL requirements do not cover cleaning of carpets.
HEA 22 Legionella management	✓ 36 Water treatment – Legionella control	Meeting the WELL requirements would achieve 2 BIU credits.
HEA 23 Occupant satisfaction (International) HEA 23 Occupant satisfaction: surveying (USA)	✓ 86 Post-Occupancy Survey - Occupant survey content	Meeting the WELL requirements would achieve 3 BIU credits.
HEA 24 Occupant satisfaction: feedback	✓ 86 Post-Occupancy Survey - Information reporting	Meeting the WELL requirements would achieve 2 BIU credits.

BREEAM In-Use Assessment Issue/Credit(s)	WELL Feature Name and Part	Notes
HEA 26A Health and Wellbeing	<ul style="list-style-type: none"> <li>✓ 65 Activity incentive programs - Activity incentive programs</li> <li>✓ 66 Structured fitness opportunities - Fitness programs</li> <li>✓ 66 Structured fitness opportunities - Fitness education</li> <li>✓ 100 Biophilia - Indoor Biophilia</li> </ul>	Meeting the WELL requirements would achieve 1-4 BIU credits.
HEA 28 View out	<ul style="list-style-type: none"> <li>✓ 61 Right to Light - Lease Depth</li> <li>✓ 61 Right to Light - Window access</li> </ul>	Meeting the WELL requirements would achieve 2 BIU credits.
ENE 04 Pressure/air leakage test (International) ENE 04 Building pressure/air leakage test (USA)	<ul style="list-style-type: none"> <li>✓ 14 Air infiltration management - Air leakage testing</li> </ul>	Number of BIU credits are dependent on the air leakage test results and are calculated within the BIU Energy Model.
TRA 01 Cyclist facilities	<ul style="list-style-type: none"> <li>● 69 Active transportation support - Bicycle storage and support</li> <li>● 69 Active transportation support - Post commute and workout facilities</li> </ul>	Aligned: WELL requirements for bicycle storage and facilities adopt a different calculation method.
TRA 03 Proximity to amenities	<ul style="list-style-type: none"> <li>● 67 Exterior active design - Neighborhood connectivity</li> </ul>	Aligned: Meeting the WELL requirements may achieve BIU credits depending on the nature of and distance to the relevant amenities.
WAT 07 Leak detection system	<ul style="list-style-type: none"> <li>● 12 Moisture management - Interior liquid water management</li> </ul>	Aligned: WELL requirements do not specify installation of an automated leak detection system.
LE 01 Planted area	<ul style="list-style-type: none"> <li>✓ 100 Biophilia - Outdoor Biophilia</li> </ul>	Meeting the WELL requirements would achieve 2 BIU credits.
LE 02 Ecological features of planted area	<ul style="list-style-type: none"> <li>● 100 Biophilia - Outdoor Biophilia</li> </ul>	Aligned: WELL requirements do not specify the types of ecological features planted/installed.
LE 05 External landscaping/maintenance	<ul style="list-style-type: none"> <li>● 10 Pesticide management - Pesticide use</li> </ul>	Aligned: WELL requirements do not specify the development of a policy/plan to maintain the ecological value of the site.
POL 06 NOx emissions	<ul style="list-style-type: none"> <li>● 24 Combustion minimization - Low emission combustion sources</li> </ul>	Aligned: BIU credits are only awarded if there is no on-site combustion.





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