



WELL Building Standard™

Launched in 2014, the WELL Building Standard™ is the world's first building certification that focuses exclusively on human health and wellness. The rating tool, administered by the International Well Building Institute (IWBI) in America, aims to give a single 'wellness' rating for buildings.

The WELL Standard is an international assessment method that encourages healthy eating choices and active lifestyles, as well as promoting natural light and a high standard of air quality, based on scientific, medical and architectural research.

WELL is emerging as the premier benchmark rating for health and wellbeing in the workplace with leading organisations reaping the rewards from investment in comprehensive, holistic health and wellbeing programmes, through increased employee engagement, a more productive workforce and healthier, more resilient staff.

In an increasingly competitive labour market, employee retention has become a prime focus for businesses and organisations are increasingly making improvements geared at retaining and attracting employees. It is also predicted that a WELL rating may potentially increase the available rental yield for properties.

WELL is the first scheme to grant certification only after a building has been assessed in operation. BREEAM and LEED projects must be designed sustainably, but once in operation many do not perform as designed. With WELL the building cannot be certified unless it meets all the performance metrics in use.

WELL can currently be used to assess Commercial and institutional offices with three construction types as noted below. The WELL certification fee is linked to the floor area of the building assessed:

1. New and existing buildings
2. New and existing interiors
3. Core and Shell

There is currently pilot programmes available for schemes covering the following building types: Multi-family residential, Education, Retail, Healthcare, Retail, Public Assembly and Communities.

In November 2016, the International WELL Building Institute and BRE announced an alignment between the WELL Building Standard (WELL) and BREEAM. The agreement involves the identification of specific credits which will be recognised by both organisations, resulting in savings in time and money as project teams will not have to submit the same evidence and documentation twice if the development is undergoing assessment in both schemes.

At Harley Haddow we have a full understanding of topics covered in WELL through our specialist in-house expertise. This expertise includes experience in designing internal environments that perform in practice. We consider that this experience is essential, as the WELL Standard requires that all buildings undergo performance verification after completion with key parameters performance tested.

Our in-house energy team can also offer WELL Building assessment services or provide advice on the route to compliance with the scheme.



How does it work?

WELL measures the attributes of buildings that impact on occupant health by looking at seven factors, (or concepts) comprising of over 100 features. Each feature is divided into parts, which are tailored to a specific building type.

AIR	Quality standards including filtration, cleaning protocols, microbe control, material safety
WATER	Testing and monitoring to control public water additives and system contaminants
NOURISH-MENT	Promotion of healthy food options, nutrition labeling, safe food preparation and sourcing
LIGHT	Glare free and circadian lighting design, effects of surfaces & contrast, light quality, daylighting
FITNESS	Active design, enhanced ergonomics, activity incentives, and structured fitness programs
COMFORT	Physical and visual ergonomics; thermal, olfactory, and acoustic comfort
MIND	Organizational policies and transparency, bio-philic design, flexible and adaptable spaces

WELL also has two types of features: **Preconditions** and **Optimisations**.

Preconditions are the core of the WELL Standard. It is important to note that for certification to be awarded, all applicable Preconditions must be met.

Optimisations create a flexible pathway towards Gold and Platinum level certification. These features include optional technologies, strategies, protocols and designs.

Standard Version	Rating Level	Preconditions Required	Optimisations Required
WELL Building Standard	Silver	All Applicable	None
	Gold		40% of all applicable
	Platinum		80% of all applicable
WELL Pilot Standard	Silver		20% of all applicable
	Gold		40% of all applicable
	Platinum		80% of all applicable

WELL FOR DEVELOPERS

WELL certification for core and shell is relatively simple and the measures required may include the following:

1. Providing UV treatment to cooling coils
2. Protecting ventilation ductwork from dust ingress
3. Banning smoking within and adjacent to the building
4. Using entrance lobbies or revolving doors at the main entrances
5. Installing MERV 13 filters on all air intake systems
6. Providing signage to encourage the use of internal stair use
7. Considering future location of water filters
8. Providing low VOC materials and finishes