



BREEAM In-Use

VERSION 6

WELL Health-Safety Rating Alignment Tool



INTERNATIONAL
WELL
BUILDING
INSTITUTE™

BREEAM®
delivered by bre

Introduction

Building Research Establishment (BRE) and the International WELL Building Institute™ (IWBI™) have been collaborating globally to promote health and well-being in the design, construction and operation of buildings since November 2016. IWBI and BRE recognize the value of measuring the impact of building design, construction and operations on human health and well-being, as well as broader implications on sustainability.

In 1990, BRE launched BREEAM - a set of evidence-based building lifecycle standards that go beyond regulatory requirements and standard practices. The impact that a building has on the health and well-being of its occupants, visitors, neighbors and community is a key focus and evaluated alongside environmental performance and resilience to assess the asset's sustainable value. Certification is conducted on-site by independent, third-party licensed Assessors.

Created by IWBI in 2020, the WELL Health-Safety Rating is the world's leading evidence-based, third-party verified rating for health and safety in buildings, focusing on operational policies, maintenance protocols, emergency plans and stakeholder education that can help all facility types navigate COVID-19 and beyond.

Pathways for projects pursuing both BREEAM and the WELL Health-Safety Rating have been visually outlined in the figures below, starting with a broad overview of how BREEAM In-Use Version 6 relates to the WELL Health-Safety Rating. Additional figures specify which BREEAM assessment issues correspond to specific WELL Health-Safety features.

About BREEAM In-Use

BREEAM In-Use is a comprehensive and holistic sustainability assessment methodology to benchmark and certify operational performance of existing commercial and residential assets. BREEAM In-Use provides a framework to help owners, managers and occupiers of existing assets successfully adopt sustainable solutions and assurance of performance through third-party verified certification. BREEAM In-Use is developed using building science and in consultation with built environment stakeholders and industry thought leaders.

Today, BREEAM is the world's most widely used environmental assessment program for buildings, with 2.2 million projects registered and 594,000+ certificates issued in 87 countries.

About the WELL Health-Safety Rating

The **WELL Health-Safety Rating for Facility Operations and Management** is an evidence-based, third-party verified rating for all facility types that focuses specifically on operational policies, maintenance protocols, emergency plans and stakeholder education to address a post-COVID-19 environment now and broader health and safety-related issues into the future. Strategies outlined in the WELL Health-Safety Rating were adapted from the WELL Building Standard and informed by guidance from the World Health Organization (WHO), U.S. Centers for Disease Control (CDC), global disease control and prevention centers, emergency management agencies, recognized standard-making associations and leading academic and research institutions.

IWBI delivers the cutting-edge WELL Building Standard™ (WELL), the leading global rating system and the first to be focused exclusively on the ways that buildings, and everything in them, can improve our comfort, drive better choices, and generally enhance, not compromise, our health and wellness. WELL is in use by more than 21,000 projects in 97 countries and spanning over 2 billion square feet of real estate around the world.

General guidance for the WELL Health-Safety Rating / BREEAM In-Use Alignment tool implementation:

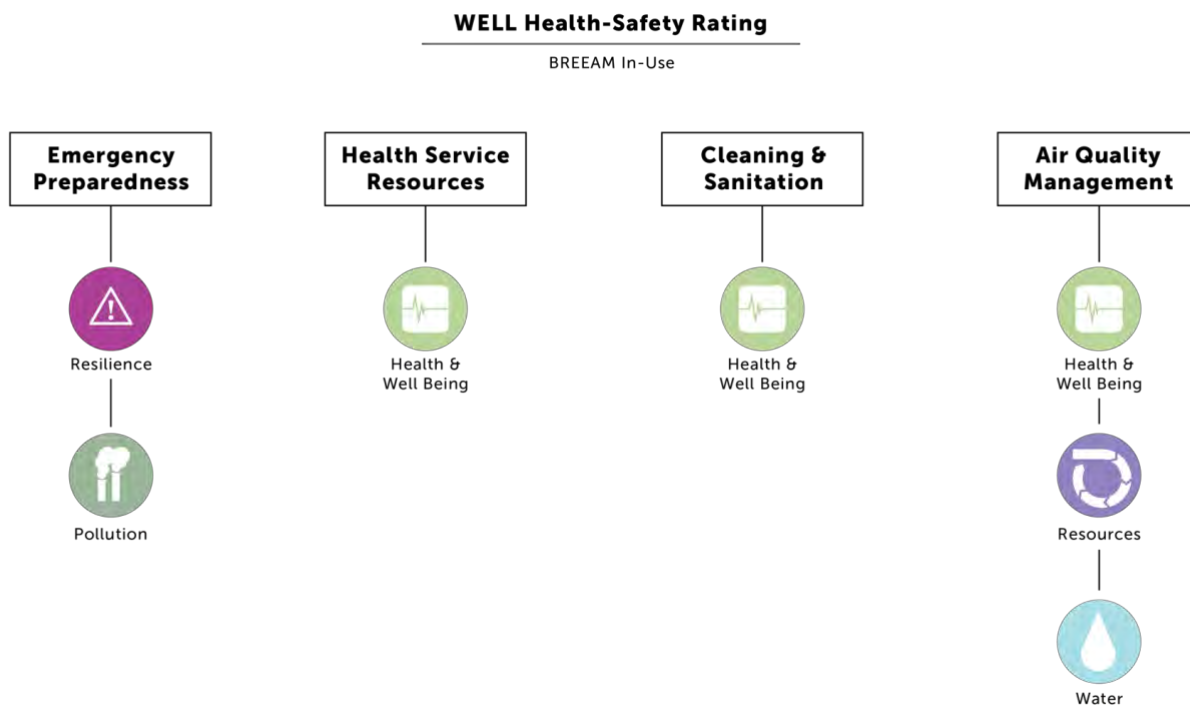
IWBI and BRE have provided guidance where WELL Health-Safety Rating features align with the BREEAM In-Use assessment issues and where BREEAM In-Use assessment issues align with WELL Health-Safety Rating features.

This guidance specifically applies to BREEAM In-Use Commercial Version 6 for commercial buildings (both International and USA) and the WELL Health-Safety Rating for Facility Operations and Management.

The alignment indicates that the intent of the assessment issues or feature is complementary; however, the requirements may not fully overlap. Thus, the assessment issues or feature in one program is a good stepping stone for meeting the requirements in the other, but more work will be needed to confirm achievement for each rating system. (Projects submitting for both programs should continue to submit documentation using the regular process for each system.)

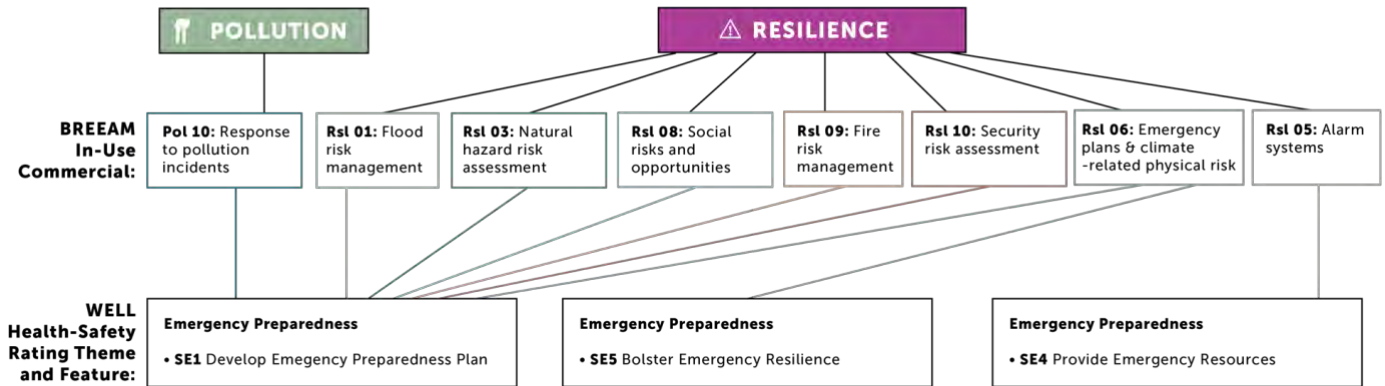
Figure 1 (below) shows a broad overview of how topics in the categories of BREEAM In-Use relate to the WELL Health-Safety Rating themes.

Figure 1



Figures 2, 3, and 4 expand on this and indicate the specific BREEAM assessment issues that correspond to WELL Health-Safety features.

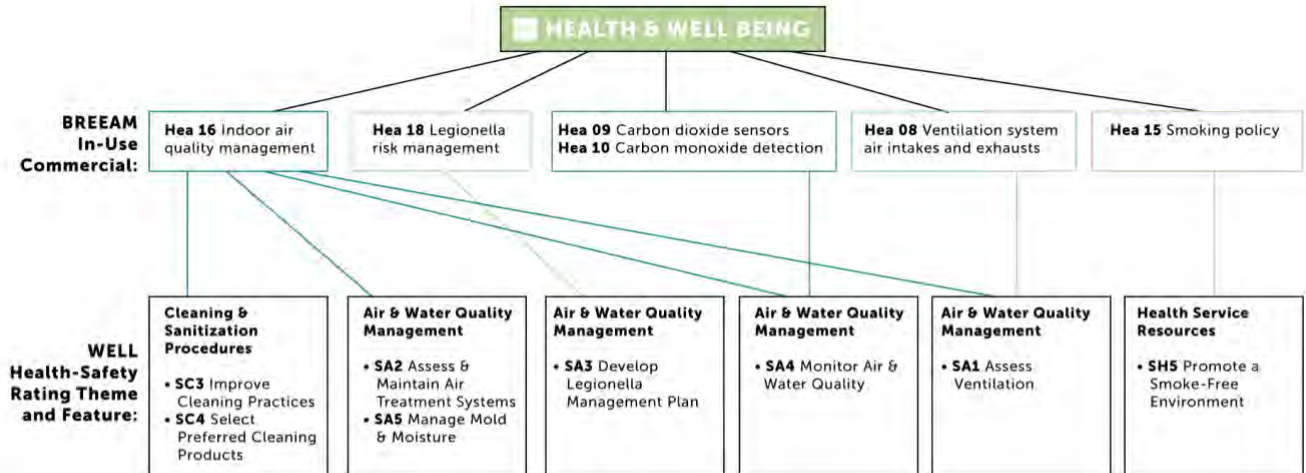
Figure 2



BREEAM:

- Pol 10:** Implement a pollution incident response plan in line with national standards or best practice
- Rst 01/03:** Encourage identification of flood risk and implement mitigation measures; Recognize and encourage policies to reduce risk of damage and recover quickly from natural disasters
- Rst 08/09/10:** Assess the asset’s exposure to climate-related social risks and opportunities; Ensure consistent baseline of fire risk assessment; Ensure property-related security issues are addressed to reduce risk of crime
- Rst 06:** Develop emergency plans based on the risk, available to users
- Rst 05:** Fit the asset with fire and/or intruder alarms with notification systems

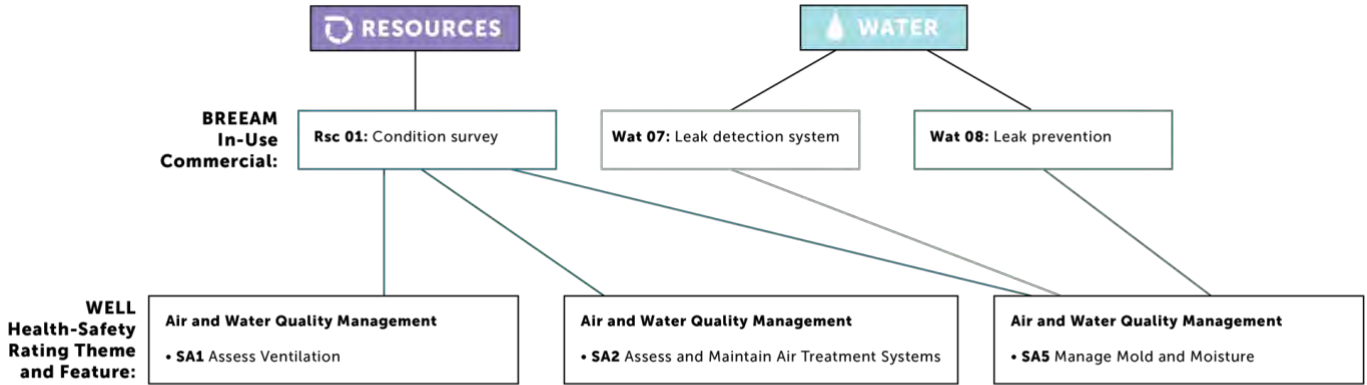
Figure 3



BREEAM:

- Hea 16:** Evaluation of ventilation rates including air flows at intakes and exhausts, CO₂ monitoring
- Hea 18:** Determination of the most effective system to minimize the risk of Legionellosis
- Hea 08:** Ensuring that the asset ventilation system minimizes the entry of external sources of air pollution
- Hea 09:** Installation of CO₂ monitors that alert when thresholds are breached
- Hea 10:** CO detection and alarm systems to be installed near combustion appliances and/or enclosed parking
- Hea 15:** Ban smoking in or around the building

Figure 4



BREEM:

Rsc 01: To achieve or exceed the expected life of the asset

Wat 07: Installed flow/sensor-based leak detection system on all pipework

Wat 08: Flow control devices to shut off supply in the event of a leak detected

Finally, Table 1 provides additional detail on the relationship between the requirements in the two programs and describes notable differences.

Table 1

WELL Health-Safety Rating Theme	WELL Health-Safety Rating Part	BREEAM-In Use v6 Commercial	Notes
<p>Cleaning and Sanitization Procedures</p>	<p>Improve Cleaning Practices</p>	<p>Hea 16 Indoor air quality management – Answer option D (Criterion 2)</p>	<p>Both programs have requirements about cleaning equipment, schedules, and recordkeeping.</p>
	<p>Select Preferred Cleaning Products</p>	<p>Hea 16 Indoor air quality management – Answer option F (Criterion 4)</p>	<p>The BREEAM and WELL Health-Safety requirements reference similar material safety initiatives.</p>
<p>Emergency Preparedness Programs</p>	<p>Develop Emergency Preparedness Plan</p>	<p>Rsl 01 Flood risk assessment – Answer options B, C, E, F or G (Criterion 3)</p> <p>Rsl 03 Natural hazard risk assessment – Answer option C or D (Criteria 1 - 3 or criterion 4)</p> <p>Rsl 06 Emergency plans and climate-related physical risks – Answer option B or C (Criteria 1-3) and/or G or H (Criteria –5-6)</p> <p>Rsl 08 Social risks and opportunities – Answer option C or D (Criteria 1-2)</p> <p>Rsl 09 Fire risk management – Answer option G and H (Criteria 2-6)</p> <p>Rsl 10 Security risk assessment – Answer option C or D (Criteria 1-2 or Criterion 3)</p> <p>Pol 10 Response to pollution incidents - Answer option C (Criteria 2-3)</p>	<p>The BREEAM requirements collectively describe emergency preparedness requirements for a variety of scenarios. The WELL Health-Safety feature also includes practice drills and frequent communications, which are not covered in the BREEAM requirements.</p>

WELL Health-Safety Rating Theme	WELL Health-Safety Rating Part	BREEAM-In Use v6 Commercial	Notes
Emergency Preparedness Programs	Provide Emergency Resources	Rsl 05 Alarm systems - Answer options C, D, E and F (Criteria 1-2)	The BREEAM requirements cover fire and intruder alarm systems. The WELL Health-Safety feature also requires resources and training for medical emergencies.
	Bolster Emergency Resilience	Rsl 06 Emergency plans and climate-related physical risks - Answer option D (Criterion 4);	The requirements in both programs are for spaces that can be repurposed in the event of an emergency.
Health Service Resources	Promote a Smoke-Free Environment	Hea 15 Smoking policy - Answer option C (Criterion 1)	Both programs ban smoking. WELL also prohibits the sale and marketing of tobacco products.
Air and Water Quality Management	Assess Ventilation	Hea 08 Ventilation system air intakes and exhausts – Answer option C (Criteria 1-2) Hea 09 Carbon dioxide sensors - Answer option D (Criterion 1) Hea 16 Indoor air quality management - Answer option G (Criterion 5) Rsc 01 Condition survey - Answer option C, D or E (Criterion 2)	WELL has additional assessment requirements, including potential repercussions of HVAC system modifications and the extent to which the mechanical system can operate without recirculating air.
Air and Water Quality Management	Assess and Maintain Air Treatment Systems	Rsc 01 Condition survey - Answer option C, D or E (Criterion 2) Hea 16 Indoor air quality management - Answer option E (Criterion 3)	WELL has additional criteria for establishing a system inventory and evaluating system capacity. BREEAM includes a survey of mechanical equipment but WELL is more specific about the air treatment techniques that should be considered.
Air and Water Quality Management	Develop Legionella Management Plan	Hea 18 Legionella risk management – Answer option C (Criteria 2-4)	Both programs require Legionella risk assessment and control measures for water systems.

WELL Health-Safety Rating Theme	WELL Health-Safety Rating Part	BREEAM-In Use v6 Commercial	Notes
Air and Water Quality Management	Monitor Air and Water Quality	Hea 16 Indoor air quality management - Answer option G (Criterion 5) Hea 10 Carbon monoxide detection – Answer option C (Criteria 2-6)	Both programs include requirements for assessing air quality. WELL has additional requirements for assessing chemical and biological water quality.
Air and Water Quality Management	Manage Mold and Moisture	Hea 16 Indoor air quality management - Answer option G (Criterion 5) Wat 07 Leak detection system - Answer option C (Criteria 1-2) Wat 08 Leak prevention - Answer option C (Criterion 1) Rsc 01 Condition survey - Answer option C, D or E (Criterion 2)	Both programs include strategies to combat water leaks and mold growth. WELL also has requirements for ongoing inspections.