

EMD Serono, WELL Certified, (New and Existing Buildings)

Features Guide - Horizon Building



Table of Contents

- I. Background
- II. WELL Features
 - a. Air
 - b. Water
 - c. Light
 - d. Nourishment
 - e. Movement
 - f. Thermal Comfort
 - g. Sound
 - h. Materials
 - i. Mind
 - j. Community
 - k. Innovations
- III. About EMD Serono
- IV. Health Oriented Mission
- V. Resources

I. Background

Welcome to the EMD Serono Horizon building and a new way of working within the built environment. The improvements made with regards to design and operation of this space is not only environmentally friendly, but this building is good for you, improves engagement and fosters wellness by design.

This WELL Building Standard Features Guide has been provided to help familiarize occupants with the many WELL concepts in the building and workspace. Additionally, health and wellness information by way of emails, intranet portal, books and literature is available to all building occupants to increase exposure and access to health-oriented information as an educational resource and catalyst to improve wellness practices.

The WELL Building Standard Version 2 is an evidence-based performance standard for measuring, certifying, and monitoring the performance of building features that impact overall occupant wellness.

EMD Serono made the decision in 2016 to pursue WELL Certification based on a few factors and now has adopted and standardized WELL certification for all new construction of buildings more than 25,000 square Feet. As a healthcare organization providing treatments to our patients with un-met medical needs, we have a responsibility to ensure a work environment that provides our employees, contractors, guests, and visitors with a healthful workplace experience? Implementing the WELL Building Standard helps EMD Serono improve the way people work by implementing a variety of functional and operational enhancements that have improved health and wellness benefits. There are a number of features implemented that are cornerstones of the project, including access to a variety of nutritious foods, ergonomic improvements such as desks that raise and lower at the touch of a button, dedicated quiet zones for reading and contemplation, filtered air and water and a lighting system that will help improve the visual environment. Occupants of this building have greater options and choices within their work environment allowing them to make choices that is best for them depending any number of daily tasks.

To ensure effective communication of the WELL features to employees and building occupants, the Human Resources department routinely updates employees through intranet portal and email regarding health education, resources, and policies currently available or updated. EMD Serono is committed to wellness through its robust benefits and offerings to employees and this commitment aligns well with the project's WELL features and our commitment to WELL in general.

II. WELL Features

AIR

A fundamental component of our health is the air we breathe. Globally, the quality of our shared outdoor air is deteriorating due to pollution from particulates, ozone and other chemicals and emissions. We are often subjected to interior environments that have poor indoor air quality, often due to off-gassing from materials within the building from materials and furnishings. These emissions may contribute to conditions such as asthma, allergies, and other upper respiratory challenges. Another significant contributor to indoor air quality are the surfaces within an indoor environment, which tend to accumulate airborne germs.

INTENT

The WELL Building Standard for Air establishes requirements to create optimal indoor air quality to support the health and well-being of occupants, through pollution-source removal, proper ventilation, air filtration, and the installation of appropriate materials with the implementation of protocols to disinfect targeted areas.

Testing & Monitoring

Air Quality Standards: Indoor air quality performance testing by qualified engineers indicated formaldehyde, total volatile organic compounds (TVOCs), carbon monoxide, particulate matter and ozone met optimal levels for occupant health.

Construction Processes

Construction Pollution Management: A series of construction protocols, based on industry best LEED practices, minimized the introduction of air pollutants, such as dust, chemicals, vapors, and other debris, that may build-up during construction.

Ventilation

Ventilation Effectiveness: The mechanical ventilation system was designed to comply with outdoor air ventilation rates as recommended by national engineering standards to allow for sufficient air changes, which helps to prevent the build-up of indoor air pollutants that may result from indoor activities. Once the system was installed, testing and balancing was conducted to ensure it performs as designed.

Filtration & Treatment

Air Filtration: Proper particle filtration and space for additional filters are in place in ventilation assemblies to help ensure reliable air quality performance over time by controlling for outdoor air pollutants and seasonal variations in pollen which can affect occupants who are prone to respiratory and cardiovascular diseases. Air filters are regularly maintained in accordance with the manufacturer's recommendations to maintain filtration performance.

Design

Healthy Entrance: A permanent entryway walk-off system at the entry vestibule and lobby reduces the introduction of potentially harmful substances into indoor spaces by helping to capture particulates from shoes and slowing the movement of air from outdoors to indoors.

Material & Product Selection

VOC Reduction: Building finishes – paints, coatings, adhesives, sealants, flooring, insulation, and furniture were carefully selected to limit the off-gassing and build-up of volatile organic compounds (VOC) indoors, which negatively impact indoor air quality.

Fundamental Material Safety: Massachusetts Building codes related to construction material standards restrict the use and potential release of hazardous materials that are known human carcinogens, such as lead, asbestos, polychlorinated biphenyls, and mercury, and thus reduce exposure to building occupants.

Policies & Protocols

Smoking Ban: Smoking and the use of e-cigarettes are banned to reduce exposure to first- and second-hand smoke, which contain toxins harmful to human health.

Microbe and Mold Control: A rigorous inspection and cleaning plan has been implemented to prevent the build-up of mold and bacteria on the coils of the cooling system to reduce the risk of airborne mold spores. A visual inspection by a WELL Assessor indicated no visible signs of mold, water damage or pooling on ceilings, walls, and floors.

Cleaning Protocol: A preventive maintenance and cleaning regimen has been developed to achieve sufficient and regular removal of debris and pathogenic microorganisms without the use of adverse chemicals that may negatively impact indoor air quality and the health of those using them.

Combustion Minimization: The presence of gas-based appliances and heaters are banned indoors to minimize the contribution of harmful combustion byproducts such as carbon monoxide and particulate matter that can contribute to indoor air pollution.

Cleaning Equipment and chemicals: Cleaning equipment and chemicals have been minimized and carefully selected to help improve cleaning efficiency and thus reduce the need for additional cleaning agents that may contain potentially toxic properties. A visual inspection by a WELL Assessor indicated that cleaning products are stored and labeled properly.

WATER

Clean drinking water is basic prerequisite for human health, yet many people receive water that has been exposed to potentially harmful levels of biological, chemical, and mineral contaminants. The source of water pollution can sometimes be traced back to industry and its related processes, but pollution can also be introduced simply as a function of a community's general infrastructure. Contaminants like lead, arsenic, glyphosate, atrazine, and microbes that are naturally occurring or inadvertently introduced into our water can

pose serious threats to human health. Furthermore, the taste of water is affected by hardness and turbidity leading many to drink bottled water, however the quality of bottled water is subject to even less stringent standards as tap water.

Intent

The WELL Building Standard for Water promotes safe and clean water through proper filtration and other methods, requiring the appropriate quality of water for various uses

Testing and Monitoring

Fundamental Water Quality: Water quality performance testing by a WELL Assessor indicated turbidity and total coliform (including E. coli), which often are indicators for the presence of other contaminants, met optimal levels for human health.

Inorganic Contaminants: Water quality performance testing by a WELL Assessor indicated dissolved metals, which have been linked to the development of cancer, neurological damage, and other adverse health effects, met acceptable limits for human health.

Organic Contaminants: Water quality performance testing by a WELL Assessor indicated natural and man-made contaminants from surface and ground water, which have been linked to increased risk for cancers and other adverse health effects, met acceptable limits for human health.

Agricultural Contaminants: Water quality performance testing by a WELL Assessor indicated contaminants from agricultural and storm water runoff, which have been linked to gastrointestinal and reproductive health issues, met acceptable limits for human health.

Public Water Additives: Water quality performance testing by a WELL Assessor indicated added disinfectants, disinfectant byproducts, and fluoride, which have been linked to increased risk for cancers, gastrointestinal and dermatological health issues, met acceptable limits for human health.

NOURISHMENT

Packaged foods and processed beverages have led to an increase in the intake of refined flours, sugars and oil that not only add “empty” calories, but also interfere with the body’s internal homeostatic mechanisms. Another point for consideration involves changes to cultural eating practices paired with enticing advertisements that encourage unhealthy dietary behaviors. Further, the way we produce, store, and prepare foods and beverages can have a significant impact on the quality of our meals. All these factors have contributed significantly to the rise of obesity, heart disease, diabetes, liver disease and cancer.

INTENT

The WELL Building Standard for Nourishment requires the availability of fresh, wholesome foods and beverages, limits unhealthy ingredients, and encourages better dietary habits and culture.

Access

Fruits and Vegetables: The daily offering of fruits and vegetables encourage increased fruit and vegetable

consumption, which has been shown to lower the risk of several chronic diseases.

Processed Foods: Highly processed and industrialized ingredients, such as sugar, refined grains, and Trans fats, are limited in foods and beverages offered daily to encourage the consumption of healthier options and lower the risk of several chronic diseases.

Special Diets: Availability of a variety of meals intended to provide options for those with allergies or restricted diets.

Transparency

Food Allergies: Foods and beverages provided daily that contain any of the eight most common allergens, plus gluten, are clearly labeled to help sensitive individuals avoid exposure.

Artificial Ingredients: Foods and beverages provided daily containing any artificial ingredients are clearly labeled to help sensitive individuals avoid exposure.

Nutritional Information: Foods and beverages provided daily accurately display total calories, sugar, macronutrients, and micronutrients to enable transparency and allow occupants the ability to make informed dietary choices.

Material & Product Selection

Hand Washing: Hand washing supplies and sink designs were carefully considered to facilitate hand washing frequency and effectiveness to reduce the spread of unwanted germs.

Policies & Protocols

Food Advertising: Advertisements for unhealthy foods and beverages are restricted to decrease the likelihood that occupants will make unhealthy nutritional choices while access to information about optimal nutrition is provided to promote improved dietary habits.

LIGHT

Current lighting codes and guidelines provide luminance recommendations for different room types, as derived from usual lighting requirements for typical activities that occur in each room. In addition to facilitating vision, light influences multiple non-visual physiological processes – spanning from periods of alertness and sleep to digestion – which are regulated in part by the circadian rhythm, a 24-hour internal clock that synchronizes the variance and interplay of hormones in the body. Light is the most important external cue for keeping the body's circadian rhythm synchronized and functional.

INTENT

The WELL Building Standard for Light provides illumination guidelines that are aimed to minimize disruption to the body's circadian system and enhance productivity and provide appropriate visual acuity where needed. It also requires specialized lighting systems designed to increase alertness, enhance occupant experience and

promote sleep.

Intensity & Quality

Visual Lighting Design: Adequate light levels as measured in lux (or foot candles), are provided at the horizontal surface of workstations to improve visual acuity for working activities.

Circadian Lighting Design: Natural and artificial lighting conditions designed to support the natural patterns of the human circadian rhythm, as measured in Equivalent Melanopic Lux, are provided at eye level on the vertical plane at workstations to promote alertness and energy during working hours. The circadian rhythm is an internal clock that synchronizes physiological functions on roughly a 24-hour cycle.

Glare Control

Electric Light Glare Control: Light fixtures of greater luminous intensity are shielded and positioned appropriately to help avoid direct glare for occupants, which can cause visual fatigue and discomfort.

Solar Glare Control: Controllable window shading is provided to effectively manage disruptive glare from incoming sunlight at appropriate hours of the day to help avoid visual fatigue and discomfort.

MOVEMENT

Physical inactivity poses one of the most significant threats to public health in industrialized societies. It is attributable to 9.4% of all deaths worldwide, or 3.5 million people every year. Modern transportation, labor – saving conveniences and sedentary jobs have created an environment in which millions of people fail to reach the minimum level of activity necessary to help prevent metabolic syndrome, type 2 diabetes, heart disease and other chronic conditions. Evolving knowledge of how exercise impacts the body’s muscles and metabolic machinery suggests that the benefits of even small amounts of intense exercise can extend beyond the caloric burn. Beyond strategies that depend on an individual’s changes in lifestyle, there is also great potential for fitness interventions that encompass the passive adoption of active behaviors.

INTENT

The WELL Building Standard for Movement allows for the seamless integration of exercise and physical activity into everyday life by providing design features and components to support an active and healthy lifestyle.

Policies & Protocols

Numerous Activity Incentive Programs: Incentives through employee wellness benefits and reimbursements for active commuting and fitness or events are offered to promote physically active lifestyles and to help develop positive and lasting fitness habits.

Design

Exterior Active Design: The proximity of neighborhood amenities and public transportation helps incentivize

walking and biking, increasing the opportunities available for physical activity.

THERMAL COMFORT

The indoor environment should be a place of comfort by reducing sources of physiological disruption and irritation and enhancing acoustic, ergonomic, and thermal comfort. Acoustic comfort can shape environments that enhance social interaction, learning and productivity while thermal comfort plays a large role in the way we experience the spaces where we spend our time. Ergonomics and universal design are integral in mitigating physical and mental stress, for both those with full and limited mobility.

INTENT

The WELL Building Standard for Comfort establishes requirements designed to create a distraction-free, productive, and comfortable indoor environment.

Thermal

Thermal Comfort: The mechanical ventilation system was designed to comply with the design, operating and performance requirements as recommended by national engineering standards to allow for a sufficient level of thermal comfort for the majority of occupants to help improve mood, focus and productivity.

Ergonomics

ADA Accessible Design Standards: The space complies with current Americans with Disabilities Act (ADA) design regulations, to ensure equal access and comfort for disabled individuals.

Visual and Physical Ergonomics: Adjustable monitor arms, desk heights and chairs are provided at workstations to accommodate the varying physical needs of individuals and reduce musculoskeletal issues.

Policies & Protocols

Facilities Operations has developed building thermal comfort standards and operating and preventive maintenance procedures to assure building occupant comfort is maintained.

Design

Effectively designed and engineered systems: Access to thermal comfort controls by all building occupants, empowers users of space to adjust temperatures within the workspace.

SOUND

The indoor environment should be a place of comfort by reducing sources of physiological disruption and irritation and enhancing acoustic comfort. Acoustic comfort can shape environments that enhance social interaction, learning and productivity and plays an important role in the way we experience the spaces where we spend our time.

INTENT

The WELL Building Standard for Sound establishes requirements designed to create a distraction-free, productive, and comfortable indoor environment.

Acoustic

Exterior Noise Intrusion: Performance testing by a WELL Assessor indicated the amount of external noise heard indoors met optimal levels for occupant acoustic comfort.

Internally Generated Noise: An acoustic plan was implemented to reduce distractions and enable speech privacy without impairing collaboration. Performance testing by a WELL Assessor indicated that the amount of noise produced by the mechanical equipment met appropriate levels for occupant acoustic comfort.

Reverberation Time: Performance testing by a WELL Assessor indicated the reverberation time in the space helps maintain comfortable sound levels by allowing for quicker dissipation of sound.

Policies & Protocols

Facilities Operations maintains effective operations of acoustical sound and masking systems within the built environment.

Design

The design of the building incorporated state of the art design and systems that ensure safe and effective acoustics within conference rooms, open office areas and quiet spaces.

MATERIALS

INTENT

The WELL Materials concept aims to reduce human exposure, whether direct or through environmental contamination, to chemicals that may impact health during the construction, remodeling, furnishing and operation of buildings.

BACKGROUND

The chemicals industry is a central part of the global economy and is integral to sectors that have played a major role in improving life expectancy and the quality of life over the past 150 years. However, the health and environmental impacts of most chemicals in circulation, despite their ubiquity, are unknown. Many of the chemicals that were ubiquitously used in the past have been found to be typically toxic, persistent, and prone to bioaccumulation. Commonly used in building materials and products, these chemicals have a much longer use phase.

The WELL Materials concept requires projects to assess the presence of these compounds and take measures to prevent human exposure along with restricting them in new products. In addition, testing, remediation, and redevelopment of sites contaminated with these and many other toxic pollutants is encouraged, to support environmentally responsible growth and preventing sprawl.

The WELL Materials concept advances two strategies for selecting building materials and products. One is to increase literacy on materials by promoting ingredient disclosure, whereas the second is to promote the assessment and optimization of product composition to minimize impacts to human and environmental health.

Both strategies aim to bridge data gaps in the supply chain, supporting innovation in green chemistry and advancing market transformation towards healthier and more sustainable products.

Finally, and because potentially hazardous products are introduced into buildings during their day-to-day operations, the WELL Materials concept promotes the use of low-hazard cleaning products and cleaning practices that reduce impacts in indoor air quality and in the health of those performing these duties. To further promote mitigation of environmental contamination and protection of public health, the WELL Materials concept includes guidelines for the safe management of some types of waste. Finally, the application of Integrated Pest Management (IPM) principles and the use of low-hazard pesticides, along with signage and notice of application, further works to protect health.

MIND

INTENT

The WELL Mind concept promotes mental health through policy, program and design strategies that seek to address the diverse factors that influence cognitive and emotional well-being.

BACKGROUND

Mental health is a fundamental component of human health across all stages of life and is vital for the physical and social well-being of all individuals, communities, and societies. Mental health is not simply the absence of a mental health condition. Rather, it is a state of well-being, in which individuals can live to their fullest potential, cope with the normal stresses of life, work productively and contribute to their community. Mental health is determined by a range of socioeconomic, biological, and environmental factors, such as work conditions, lifestyle, and health behaviors. Through a diverse set of interventions, the WELL Mind concept seeks to address and support these drivers of mental health with the goal of improving the cognitive and emotional health and well-being of those living, working, learning, and spending time in built spaces.

The built environment serves as a powerful tool to help mitigate these adverse mental health outcomes through policies, programs, and design. Given the high prevalence of mental health conditions among the working population, the workplace is increasingly seen as an important target for mental health promotion, prevention, and interventions.

Opportunities for restoration through mindfulness programming, restorative spaces and support of optimal sleep can also have a marked impact on physical and mental well-being, including relief from negative symptoms associated with anxiety, depression, pain, and stress, as well as enhancements in overall perceived health.

Lastly, design strategies, such as increasing contact with nature within built spaces, has been linked with numerous health promoting benefits, including decreased levels of depression and anxiety, increased attentional capacity, better recovery from job stress and illness, increased pain tolerance and increased psychological well-being.

The WELL Mind concept promotes implementation of design, policy and programmatic strategies that support cognitive and emotional health through a variety of prevention and treatment efforts. In combination, these interventions have the potential to positively impact the short- and long-term mental health and well-being of individuals of diverse backgrounds throughout a community.

COMMUNITY

INTENT

The WELL Community concept aims to support access to essential healthcare, build a culture of health that accommodates diverse population needs and establish an inclusive, engaged occupant community.

BACKGROUND

Within every built space there exists a unique community of people with diverse characteristics who are linked by social ties, share common perspectives, and engage in joint action and experiences in shared settings or locations. The global, national, and local conditions that impact the health of everyone in a community are known as the social determinants of health, which include physical determinants, or the physical and built conditions that impact health.

Promoting community well-being must begin with supporting the fundamental factors that influence individual and collective health. Providing equal and affordable access to comprehensive health services supports better individual and community health outcomes, reducing health disparities and overall healthcare costs. Companies that foster civic engagement and espouse equitable and just treatment toward their workforce can increase employee attraction and retention, and improve financial returns, while building a diverse and inclusive culture. Establishing an emergency management plan, and providing emergency resources like AEDs, first aid kits and preparedness trainings, is crucial to collective safety during emergencies.⁵⁰ Creating plans to support business continuity, remote work readiness and project re-entry after extended remote periods helps maintain business resilience and individual well-being during and after longer-lasting emergencies.

The WELL Community concept promotes the implementation of design, policy and operations strategies that focus on addressing health disparities and promoting social diversity and inclusion. Providing access to health services, inclusive and health-promoting policies, and design that enables all individuals to access, participate and thrive within a space can build a foundation for truly equitable, diverse, and healthy communities.

INOVATIONS

DESIGN

Beauty and Design: The space has been thoughtfully designed to align with the organization's core values by implementing unique and aesthetically pleasing elements that celebrate culture, connection, and place, which positively impact occupant mood, morale, and comfort.

Biophilic elements: The space nurtures the innate human-nature connection by creating a biophilic framework that includes the incorporation of environmental elements, nature's patterns, daylighting, views to the outside world, thoughtful space layout and sufficient opportunity for human-nature interaction within the space.

Education

Health and Wellness Awareness: This WELL Building Standard Features Guide has been provided to help familiarize occupants with the WELL features in their space. A health and wellness library is available to increase exposure and access to health-oriented literature, which can serve as an educational resource and a catalyst to improved wellness practices.

Policies & Protocols

Building Health Policy: Healthcare policies and programs are in place to help support occupant's physical and mental wellbeing, facilitate healthy behaviors, and foster a culture that promotes health and wellbeing.

Stress and Addiction Treatment: Programs to address psychological and behavioral distress are made available through qualified professionals who offer short-term treatment, workshops, and referrals.

Feedback on Design

Integrative Design: All project stakeholders met at various points throughout the development of the project - pre-design planning, design development, construction, and post-construction – to determine and ensure adherence to collective wellness goals.

Post-Occupancy Surveys: Post-occupancy surveys are available annually to occupants to obtain feedback on the interior environment and to help measure the extent to which the space is effectively promoting and protecting the health and comfort of occupants.

About EMD Serono

A leader in specialty care

EMD Serono is the US Healthcare Subsidiary of Merck KGaA Germany

At EMD Serono, we recognized the potential of specialty pharmaceuticals and patient care long ago and have been dedicated to delivering on their promise ever since.

We have a legacy of both trying to find solutions that treat difficult conditions, as well as developing patient assistance programs that help ensure that those who need our therapies can access them.

As one of the top five U.S. companies exclusively focused on specialty care, we see our innovation as a matter of balancing science with emotion – integrating our top minds in research and development with the insights from patients and health care practitioners confronting real- world concerns.

Health Oriented Mission

As an organization with the mission of treating patients with unmet medical needs, EMD Serono is committed to human health and wellness and offers employees numerous health and wellness benefits and communicates where to learn more about these benefits through a combination of digital and a physical library of information, such as employee intranet site called “EVA”, and the employee “Benefits4Me Portal”.

The Benefits4Me Employee Wellness Program is intended to promote health & fitness while also helping employees educate themselves on their own health status. Through the program, employees may earn incentives through a variety of activities at their own pace throughout the year. Employees may earn incentives through such activities as onsite clinic attendance, company-sponsored challenges, online workshops, and more.

For each activity an employee completes, a specific number of incentive points is earned. Each incentive point is worth \$1, and employees may earn up to \$500 per wellness year. The wellness year runs from October 1 to September 30. Incentives are paid out in the quarter following the quarter in which it was earned.

For more information, please review the Benefits Guide which can be found on www.benefits4meinfo.com

Healthy Buildings Healthy Mind

We believe a building can be “good for you”, improve sleep patterns, provide clean air, water, and comfort to help all building occupants meet the demands of bringing new treatments to patients faster and with less cost. WE believe a healthy building can help meet these demands. The Horizon building was designed and constructed with low impact materials and finishes that ensure building occupants are not exposed to the negative effects of potential chemicals. For example, the air inside the building is cleaner than the outside through effective filtration, monitoring and preventive maintenance of HVAC systems. Through the Integration of operational standards, and

maintenance plans, facility operations personnel effectively manage policy requirements related to health and well-being.

ACCESS TO HEALTH AND WELLNESS INFORMATION

Employees have access to, and may learn about, health improvement behaviors, and overall wellness, including prevention of negative health outcomes. Information relating to these topics that specifically address health concerns of building occupants is available and often provided to employees at the local level including demographic and health-related information.

AREA OF FOCUS	WHERE INFORMATION MAY BE FOUND
• Disability and health	HR Benefits page on EVA
• Emergency preparedness and response	EHS Policies on EVA
• Financial Education	HR learning and education portal
• Food Safety	Food Service provider policies
• Interpersonal violence	HR learning and education portal
• Maternal and child health	HR Benefits portal on EVA
• Mental health and mental crisis	HR Benefits portal on EVA
• Chronic disease prevention	HR benefits portal on EVA
• Nutrition	Food service provider communications
• Occupational health hazards	EHS training and education
• Parenting	HR learning and education
• Sleep and sleep disorders	HR learning and education
• Smoking and tobacco use	HR learning and education
• Stopping the spread of germs	EHS Policies and procedures
• Substance abuse	HR learning and education
• Suicide prevention	HR learning and education
• Vaccines and immunizations	EHS education and awareness
• Workplace safety	EHS training and education

Project Contributors and Team

Members Project Details

Name:	Horizon Building
Location:	Billerica Massachusetts
Size:	148,000 Square Feet

WELL Typology:

New and Existing Buildings

Project Team:

Owner:	EMD Serono Research & Development Institute, Inc.
Architects:	PM Group (core and shell), Intec Group (interiors)
Contractor:	Erland Construction
MEP Engineering:	BR+A
Lighting Consultant:	Phillip Infurna
Acoustical Consultant:	Acentech
WELL Consultant:	The Green Engineer
Commissioning:	ARUPP
Furnishings:	Steelcase/Red Thread



WELL Building Standard®

The WELL Building Standard is an evidence-based performance standard for measuring, certifying, and monitoring the performance of building features that impact overall occupant wellness. The first protocol of its kind, the WELL Building Standard identifies conditions that, when holistically integrated into building interiors, enhance occupant well-being. The WELL Building Standard was pioneered with the culmination of over seven years of research in partnership by leading architects, scientists and wellness thought leaders. The WELL Building Standard prescribes a series of technology enhancements and metrics that are organized within seven Concepts relevant to occupant well-being in the built environment – Air, Water, Nourishment, Light, Fitness, Comfort and Mind.

In 2013 the International WELL Building Institute, was founded and is a public benefit organization dedicated to promoting spaces that enhance occupant quality of life by sharing the WELL Building Standard globally. The International WELL Building Institute administers the WELL Building Standard Certification program. WELL Certification, which include the submission of project documentation and onsite WELL Performance Verification, are third-party verified by the Green Business Certification Inc., the same organization that certifies LEED® buildings.

WELL Certification require a passing score in each of the seven Concepts, which are comprised of Features that outline parameters or metrics to be met. WELL Features are intended to address specific aspects of occupant well-being and are designated as either mandatory Precondition Features or optional Optimization Features.

WELL Certification is awarded at one of three levels, Silver, Gold or Platinum. Silver Certification is achieved when all applicable Precondition Features are met. Gold and Platinum Certifications are achieved based on the number of Optimization Features met.

III. Resources

International WELL Building Institute website: www.wellcertified.com