

# PEOPLE + PLANET

APPLYING BREEAM AND THE WELL BUILDING STANDARD™



Strategies for interiors, new buildings and existing buildings seeking dual certification

# Introduction

## About IWBI and our mission

The International WELL Building Institute™ (IWBI™) is leading the global movement to transform buildings and communities in ways that help people thrive. IWBI's WELL Building Standard™ (WELL™) is focused exclusively on the ways that buildings and communities, and everything in them, can improve our comfort, drive better choices and generally enhance, not compromise, our health and wellness. IWBI engages, convenes and mobilizes the global wellness community through management of the WELL Accredited Professional™ (WELL AP™) credential, engagement with the IWBI member community and advocacy for policies that promote health and wellness everywhere.

IWBI also supports the active and ongoing evolution of WELL to help ensure it reflects the latest public health research, building science and industry best practices. Built on the pioneering foundation of the first version of the WELL Building Standard (WELL v1), WELL v2 is the most rigorously tested and vetted version of the WELL Building Standard to date.

## Advancing human health and sustainability through better buildings

At IWBI, we recognize that advocating for the health of people and the health of the planet are inextricably linked. BREEAM and WELL work alongside one another to help buildings and communities preserve energy and precious resources for a brighter and greener future, while also supporting enhanced human health, well-being and performance. Not only do the philosophies behind BREEAM and WELL align, but the standards themselves are designed to work in conjunction with one another for maximum impact.

Through a long-standing collaboration, IWBI and BREEAM have supported the movement to create buildings that prioritize human health and environmental sustainability.

The following crosswalk document outlines where achievement of BREEAM credits can also result in the achievement of WELL features.

The following BREEAM rating systems are addressed in this document:

- BREEAM UK New Construction 2018
- BREEAM International New Construction 2016
- BREEAM International Non-Domestic Refurbishment 2015
- BREEAM In-Use International/USA V6.0.0 (Commercial)
- BREEAM Netherlands New Construction New Construction 2020
- BREEAM Sweden New Construction New Construction 2017
- BREEAM Spain New Construction 2015

# General guidance for WELL v2 / BREEAM crosswalk tool implementation:

This document identifies parts of the BREEAM Certification that may be equivalent to certain WELL v2 features.

IWBI has provided rulings for WELL features or parts that are satisfied by phases of the BREEAM Certification process or an active BREEAM Certification. To be eligible to use this tool, the BREEAM project boundary must fully encompass the WELL project boundary.

The following tables compare BREEAM credits with WELL features and classify them as either equivalent or aligned. The definitions for equivalent and aligned are as follows:

- E (Equivalent) - When the level of fulfillment is considered equivalent, it indicates that a feature or credit has been evaluated and deemed satisfactory to achieve the complete WELL feature indicated. The awarded credit can be used as verification to achieve the equivalent.
- A (Aligned) - When the level of fulfillment is considered aligned, it indicates that the BREEAM assessment addresses the same topics and may contribute to a part, but not all of WELL feature criteria. This may mean that the BREEAM assessment is a good steppingstone for meeting the requirements, but more work will be needed to confirm the achievement of a WELL feature. For instance, a project may be required to conduct on-site performance testing for additional parameters in order to achieve a specific WELL feature.

If a project has achieved or is pursuing a BREEAM credit and wants to apply these efforts to a specific WELL feature, the project should complete the following:

- During WELL documentation review, submit a short narrative specifying the extent to which BREEAM credits are being used to achieve WELL features, in line with the guidance provided in this document.
- Submit supporting evidence for each WELL feature or part utilizing BREEAM equivalency:
  - Proof of awarded BREEAM credit(s) should be submitted through the final BREEAM report or scorecard. (Note, the interim BREEAM design stage report is not sufficient.) Include proof of pathway followed if applicable.
  - If a project is pursuing BREEAM and WELL Certification in parallel, the project may indicate that final proof of award will be submitted post project performance verification. In this case, the feature will stay pending until the proof of award is submitted.

## WELL v2 / BREEAM UK New Construction 2018 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Man 01 Project brief and design Man 05 Aftercare	Man 01 – Project delivery planning & Stakeholder consultation Man 05 – Aftercare support	C02.1 Facilitate Stakeholder Charrette		E	
Man 04 Commissioning and handover	Handover	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
	Testing and inspecting building fabric	A09.2 Perform Envelope Commissioning		E	
Man 04 Commissioning and handover Hea 02 Indoor air quality	Man 04 – Commissioning - design and preparation Hea 02 – Ventilation	A03.1 Ensure Adequate Ventilation		E	
Man 05 Aftercare	Seasonal commissioning	T02.1 Survey for Thermal Comfort		A	BREEAM includes interviews with occupants regarding the effectiveness of building systems. WELL includes more detail on thermal comfort and satisfaction thresholds.
	Post occupancy evaluation	C04.1 Select Project Survey		A	BREEAM and WELL have different question categories and frequency of administration.
	Post occupancy evaluation	C04.2 Administer Survey and Report Results		A	WELL is more prescriptive about which third-party survey providers may be used and offers a custom survey option that covers more topics than the BREEAM post-occupancy evaluation.
Hea 01 Visual Comfort	Daylight	L01.1 Provide Indoor Light	At least 1 credit required from BREEAM.	E	
	Internal and external lighting levels, zoning and controls	L02.1 Provide Visual Acuity		A	WELL requires third-party, on-site performance verification.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 01 Visual Comfort (continued)	Daylight	L05.1 Implement Daylight Plan		A	Daylight metrics differ.
	Control of glare from sunlight	L05.2 Integrate Solar Shading		E	
	Daylight	L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
	Internal and external lighting levels, zoning and controls	L08.1 Enhance Color Rendering Quality		A	WELL requires different CRI thresholds.
	Zoning and controls: Criteria 11 & 12	L09.1 Enhance Occupant Controllability		A	WELL requires more variables of control and third party, on-site performance verification.
	View out	M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
	View out	M09.1 Provide Nature Access Indoors		A	WELL includes minimum percentage requirements for occupant access to views and views must be of nature.
Hea 02 Indoor air quality	Post construction indoor air quality measurement	A01.2 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Indoor air quality (IAQ) plan	A04.1 Mitigate Construction Pollution		A	WELL is more prescriptive for the construction phase.
	Post construction indoor air quality measurement	A05.2 Meet Enhanced Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	
	Indoor air quality (IAQ) plan	A11.1 Manage Pollution and Exhaust		A	BREEAM and WELL include similar strategies but WELL goes into greater detail.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 02 Indoor air quality (continued)	Ventilation	A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
	Emission from construction products, product types: 'Interior paints and coatings' AND 'Interior adhesives and sealants (including flooring adhesives)'	X06.1 Limit VOCs from Wet-Applied Products	At least 2 credits are required from BREEAM.  Must meet compliance for both product types.	E	
	Emission from construction products, product types: 'Wood-based products including wood flooring', 'Ceiling, wall, and acoustic and thermal insulation materials', AND/OR 'Flooring materials (including floor levelling compounds and resin flooring)'	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	1 Tier is awarded per product type listed. Achieve up to Tier 2 in WELL.	E	
Hea 04 Thermal comfort	Thermal modelling	T01.1 Provide Acceptable Thermal Environment		A	WELL requires either performance verification, long-term thermal data or a thermal comfort survey with specific satisfaction thresholds.
	Thermal zoning and controls	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	
Hea 05 Acoustic Performance	Acoustic performance	S01.2 Provide Acoustic Design Plan	WELL feature requires achievement of any combination of criteria in Hea 05 - Acoustic performance	E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Indoor ambient noise level (second credit)	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	
	Sound insulation (first credit)	S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements differ between WELL and BREEAM.
	Sound insulation (first credit)	S03.2 Achieve Sound Isolation at Walls		E	
	Room acoustics (third credit)	S04.1 Achieve Reverberation Time Thresholds		E	
Hea 07 Safe and healthy surroundings	Outside Space	M07.1 Provide Restorative Space		A	BREEAM does not have design or size criteria.
Hea 07 Safe and healthy surroundings Tra 01 Transport assessment and travel plan Tra 02 Sustainable transport measures	Hea 07 – Safe access Tra 01 – Transport assessment and Travel plan Tra 02 – Points need to be scored in Option 9 or 10 (Table 7.4).	V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for amenities outlined in Tra 02 options 9 and 10 and additional requirements for the street level facade of exterior building walls.
Hea 07 Safe and healthy surroundings Tra 02 Sustainable transport measures	Hea 07 – Safe access OR Tra 02 Option 6 Tra 02 – Option 7 (Table 7.4)	V04.1 Provide Cycling Infrastructure		E	
Hea 07 Safe and healthy surroundings - Outside space Tra 02 Proximity LE 02 Ecological risks and		M09.2 Provide Nature Access Outdoors		A	Le 02, 03, 04, 05 - BREEAM credits require the protection of ecological features, which could enhance access to nature for the WELL requirement.  Hea 07 - WELL requires outdoor space to meet certain size and include natural elements.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
<p>opportunities</p> <p>LE 03 Managing impacts on ecology</p> <p>LE 04 Ecological change and enhancement</p> <p>LE 05 Long term ecology management and maintenance</p>					<p>Tra 02 - WELL requires that nearby outdoor space is natural and meets a minimum size.</p>
Tra 02 Sustainable transport measures	Points need to be scored in Option 8 (Table 7.4)	V04.2 Provide Showers, Lockers and Changing Facilities		E	
	Points need to be scored in Option 1 or 2 (Table 7.4).	V05.2 Select Sites with Access to Mass Transit		E	
	Tra 02 - Option 9 or 10 (Table 7.4)	V08.1 Provide Indoor Activity Spaces		A	WELL requires that physical activity facilities are located either within the project boundary or at most 200 m [650 ft] from the project boundary and available for occupant use at no cost.
	Tra 02 - option 9 or 10 (table 7.4)	V08.2 Provide Outdoor Physical Activity Space		A	WELL requires that outdoor physical activity spaces are within 400 m [0.25 m] of the project boundary and available for occupant use at no cost.
Wat 03 Water leak detection	Flow control devices	W07.2 Design Interiors for Moisture Management		A	WELL includes requirements for materials selection.
Mat 05 Designing for durability and resilience		W07.1 Design Envelope for Moisture Protection		A	WELL requires addressing damage from liquid water and vapor.
LE 01 Site Selection	Contaminated land	X04.1 Assess and Mitigate Site Hazards		E	



BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Pol 02 Local Air Quality		A10.1 Manage Combustion	At least 2 credits are required from BREEAM.  Complete Low-emission combustion sources only.	E	
BREEAM certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM International New Construction 2016 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Man 01 Project brief and design Man 05 Aftercare	Man 01 – Stakeholder consultation (project delivery) Man 05 – Aftercare support	C02.1 Facilitate Stakeholder Charrette		E	
Man 04 Commissioning and handover	Testing and inspecting building fabric	A09.2 Perform Envelope Commissioning		E	
	Handover	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
Man 04 Commissioning and handover Hea 02 Indoor air quality	Man 04 – Commissioning building services Hea 02 – Ventilation	A03.1 Ensure Adequate Ventilation		E	
Man 05 Aftercare	Seasonal commissioning	T02.1 Survey for Thermal Comfort		A	BREEAM includes interviews with occupants regarding the effectiveness of building systems. WELL includes more detail on thermal comfort and satisfaction thresholds.
	Post occupancy evaluation	C04.1 Select Project Survey		A	BREEAM and WELL surveys have different question categories and frequency of administration.
		C04.2 Administer Survey and Report Results		A	WELL is more prescriptive about which third-party survey providers may be used and offers a custom survey option that covers more topics than the BREEAM post-occupancy evaluation.
Hea 01 Visual Comfort	Prerequisite	L08.2 Manage Flicker		A	WELL requires that industry standards are met.

	Daylighting	L01.1 Provide Indoor Light	At least 1 credit required from BREEAM.	E	
	Internal and external lighting levels, zoning and controls	L02.1 Provide Visual Acuity		A	WELL requires third-party, on-site performance verification.
	Criterion 9	L04.1 Manage Glare from Electric Lighting		A	
	Daylighting	L05.1 Implement Daylight Plan		A	Daylight metrics differ.
	Glare Control	L05.2 Integrate Solar Shading		E	
	Daylighting	L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
	Internal and external lighting levels, zoning and control	L09.1 Enhance Occupant Controllability		A	WELL requires more variables of control and third party, on-site performance verification.
	View out	M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
	View out	M09.1 Provide Nature Access Indoors		A	WELL includes percentage requirements for occupant access to views and views must be of nature.
Hea 02 Indoor air quality	Post construction indoor air quality measurement	A01.2 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation, 8a only	A02.1 Prohibit Indoor Smoking		E	
	Indoor air quality plan	A04.1 Mitigate Construction Pollution		A	WELL is more prescriptive for the construction phase.
	Post construction indoor air quality measurement	A05.2 Meet Enhanced Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.

Hea 02 Indoor air quality (continued)	Ventilation	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	
	Adaptability - Potential for natural ventilation	A07.1 Provide Operable Windows		E	
	Indoor air quality plan	A11.1 Manage Pollution and Exhaust		A	BREEAM and WELL include similar strategies but WELL goes into greater detail.
	Ventilation	A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
	Prerequisite	X01.1 Restrict Asbestos		E	
	Emission from building products, product types: 'Interior paints and coatings' AND 'Interior adhesives and sealants (including flooring adhesives)'	X06.1 Limit VOCs from Wet-Applied Products	At least 2 credits are required from BREEAM.  Must meet compliance for both product types.	E	
	Emission from building products, product types: 'Wood-based products including wood flooring', 'Ceiling, wall, and acoustic and thermal insulation materials', AND/OR 'Flooring materials (including floor levelling compounds and resin flooring)'	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	1 Tier is awarded per product type listed. Achieve up to Tier 2 in WELL.	E	
Hea 04 Thermal comfort	Thermal modelling	T01.1 Provide Acceptable Thermal Environment		A	WELL requires either performance verification, long-term thermal data or a thermal comfort survey with specific satisfaction thresholds.
	Thermal zoning and controls	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	

Hea 05 Acoustic Performance	Indoor ambient noise and sound insulation	S01.2 Provide Acoustic Design Plan		E	
	Indoor ambient noise and sound insulation	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	
	Indoor ambient noise and sound insulation	S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements differ between WELL and BREEAM.
	Indoor ambient noise and sound insulation	S03.2 Achieve Sound Isolation at Walls		E	
	Reverberation times	S04.1 Achieve Reverberation Time Thresholds		E	
Hea 06 Accessibility	Criterion 14	C11.2 Provide Community Space		E	
	Inclusive and accessible design	C13.1 Integrate Universal Design		A	WELL requires more specific categories of universal design strategies than BREEAM.
Hea 06 Accessibility Tra 02 Proximity to amenities	Hea 06 – Safe access	V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level facade of exterior building walls.
Hea 06 Accessibility Tra 03a Alternative modes of transport OR Tra 03b Alternative modes of transport (depending on project type)	Hea 06 – Safe access OR Tra 03a Criterion 1 OR Tra 03b Criterion 1 AND Tra 03a Criterion 11 OR Tra 03b Criterion 8	V04.1 Provide Cycling Infrastructure		E	
Hea 07 Hazards		C03.1 Develop Emergency Preparedness Plan		A	BREEAM focuses on natural hazards and disasters only.

Hea 08 Private space		M07.1 Provide Restorative Space		A	BREEAM does not have design or size criteria.
Hea 08 Private space Tra 02 Proximity to amenities LE 02 Ecological value of site and protection of ecological features LE 04 Enhancing site ecology LE 05 Long term impact on biodiversity		M09.2 Provide Nature Access Outdoors		A	Hea 08 - WELL requires outdoor space to meet certain size and include natural elements.  Tra 02 - WELL requires that nearby outdoor space is natural and meets a minimum size.  LE 02, 04, 05 - BREEAM requires the protection of ecological features, which could enhance access to nature for the WELL requirement.
Hea 09 Water quality	Building services water systems: Minimizing risk of contamination	W03.2 Implement Legionella Management Plan		E	
	Building occupants: Provision of fresh drinking water	W06.1 Ensure Drinking Water Access		A	WELL has additional requirements on maximum distance, water bottle refilling function and cleaning requirements.
Tra 01 Public transport accessibility	2 credits required	V05.2 Select Sites with Access to Mass Transit		E	
Tra 02 Proximity to amenities		V08.1 Provide Indoor Activity Spaces		A	WELL requires that physical activity facilities are located either within the project boundary or at most 200 m [650 ft] from the project boundary and available for occupant use at no cost.
		V08.2 Provide Outdoor Physical Activity Space		A	WELL requires that outdoor physical activity spaces are within 400 m [0.25 m] of the project boundary and available for occupant use at no cost.
Tra 03a Alternative modes of transport	Criterion 13	V04.2 Provide Showers, Lockers and Changing Facilities		E	

Wat 03 Water leak detection and prevention	Flow control devices OR Leak isolation	W07.2 Design Interiors for Moisture Management		A	WELL includes requirements for materials selection.
Mat 05 Designing for durability and resilience		W07.1 Design Envelope for Moisture Protection		A	WELL requires addressing damage from liquid water and vapor.
LE 01 Site selection	Contaminated land	X04.1 Assess and Mitigate Site Hazards		E	
Pol 02 NOx emissions		A10.1 Manage Combustion	At least 2 credits are required from BREEAM.  Complete Low-emission combustion sources only.	E	
BREEAM certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM International Non-Domestic Refurbishment 2015 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Man 01 Project brief and design Man 05 Aftercare	Man 01 – Stakeholder consultation (project delivery) Man 05 – Aftercare support	C02.1 Facilitate Stakeholder Charrette	WELL requires specific stakeholder populations and specific health, well-being, environmental and sustainability goals.	E	
Man 04 Commissioning and handover	Testing and inspecting building fabric	A09.2 Perform Envelope Commissioning		E	
	Handover	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
Man 04 Commissioning and handover Hea 02 Indoor air quality	Man 04 – Commissioning building services Hea 02 – Ventilation	A03.1 Ensure Adequate Ventilation		E	
Man 05 Aftercare	Seasonal commissioning	T02.1 Survey for Thermal Comfort		A	BREEAM includes interviews with occupants regarding the effectiveness of building systems. WELL includes more detail on thermal comfort and satisfaction thresholds.
	Post occupancy evaluation	C04.1 Select Project Survey		A	BREEAM and WELL surveys have different question categories and frequency of administration.
	Post occupancy evaluation	C04.2 Administer Survey and Report Results		A	WELL is more prescriptive about which third-party survey providers may be used and offers a custom survey option that covers more topics than the BREEAM post-occupancy evaluation.
Hea 01 Visual Comfort	Daylighting, Criteria 3-5	L01.1 Provide Indoor Light	At least 1 credit required from BREEAM	E	
	Internal and external lighting levels, zoning and controls	L02.1 Provide Visual Acuity		A	WELL requires third-party, on-site performance verification.

BREEAM Crosswalk, Q4 2021

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BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 01 Visual Comfort (continued)	Daylighting, Criteria 3-4	L05.1 Implement Daylight Plan		A	Glazing ratios differ.
	Glare Control	L05.2 Integrate Solar Shading		E	
	Daylighting, Criterion 5	L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
	Criterion 9	L08.2 Manage Flicker		A	WELL requires that industry standards are met.
	Internal and external lighting levels, zoning and control	L09.1 Enhance Occupant Controllability		A	WELL requires more variables of control and third party, on-site performance verification.
	View out	M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
	View out	M09.1 Provide Nature Access Indoors		A	WELL includes percentage requirements for occupant access to views and views must be of nature.
Hea 02 Indoor air quality	VOC emission levels (post-construction)	A01.2 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation, 7a only	A02.1 Prohibit Indoor Smoking		E	
	Indoor air quality plan	A04.1 Mitigate Construction Pollution		A	WELL is more prescriptive for the construction phase.
	VOC emission levels (post-construction)	A05.2 Meet Enhanced Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 02 Indoor air quality (continued)	Adaptability - Potential for natural ventilation	A07.1 Provide Operable Windows		E	
	Indoor air quality plan	A11.1 Manage Pollution and Exhaust		A	BREEAM and WELL include similar strategies but WELL goes into greater detail.
	Ventilation	A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
	Prerequisite	X01.1 Restrict Asbestos		E	
	Volatile organic compound (VOC) emission levels (products)	X06.1 Limit VOCs from Wet-Applied Products		E	
	Volatile organic compound (VOC) emission levels (products)	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products		A	WELL requires additional VOC emission testing and includes furniture.
Hea 04 Thermal comfort	Thermal zoning and controls	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	
	Thermal modelling	T01.1 Provide Acceptable Thermal Environment		A	WELL requires either performance verification, long-term thermal data or a thermal comfort survey with specific satisfaction thresholds.
Hea 05 Acoustic Performance	Indoor ambient noise and sound insulation	S01.2 Provide Acoustic Design Plan		E	
	Indoor ambient noise and sound insulation	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Indoor ambient noise and sound insulation	S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements are not consistent between rating systems.
	Indoor ambient noise and sound insulation	S03.2 Achieve Sound Isolation at Walls		E	
	Reverberation times	S04.1 Achieve Reverberation Time Thresholds		E	
Hea 07 Hazards		C03.1 Develop Emergency Preparedness Plan		A	BREEAM focuses on natural hazards and disasters only.
Hea 08 Private space Tra 02 Proximity to amenities LE 02 Protection of ecological features LE 04 Enhancing site ecology LE 05 Long term impact on biodiversity		M09.2 Provide Nature Access Outdoors		A	Hea 08 - WELL requires outdoor space to meet certain size and include natural elements. Tra 02 - WELL requires that nearby outdoor space is natural and meets a minimum size. LE 02, 04, 05 - BREEAM requires the protection of ecological features, which could enhance access to nature for the WELL requirement.
Tra 01 Sustainable transport solutions	Alternative transport measures (B in Table 36)	V04.1 Provide Cycling Infrastructure		A	WELL requires either minimum Bike Score® or proximity to a bicycle network.
Tra 01 Sustainable transport solutions (continued)	Alternative transport measures (C in Table 36)	V04.2 Provide Showers, Lockers and Changing Facilities		A	BREEAM requires two compliant cyclist facilities, including the option to provide drying spaces (not required in WELL).
	2 credits required	V05.2 Select Sites with Access to Mass Transit		E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Tra 02 Proximity to amenities		V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level facade of exterior building walls.
		V08.1 Provide Indoor Activity Spaces		A	WELL requires that physical activity facilities are located either within the project boundary or at most 200 m [650 ft] from the project boundary and available for occupant use at no cost.
		V08.2 Provide Outdoor Physical Activity Space		A	WELL requires that outdoor physical activity spaces are within 400 m [0.25 m] of the project boundary and available for occupant use at no cost.
Wat 03 Water leak detection	Flow control devices	W07.2 Design Interiors for Moisture Management		A	WELL includes requirements for materials selection.
Mat 05 Designing for durability and resilience		W07.1 Design Envelope for Moisture Protection		A	WELL requires addressing damage from liquid water and vapor.
Pol 02 NOx emissions		A10.1 Manage Combustion	At least 2 credits are required from BREEAM.  Complete Low-emission combustion sources only.	E	
BREEAM certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM In-Use International/USA V6.0.0 (Commercial) crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 01 Daylighting	Hea 01 – Criteria 2 & 3 Answer options D, E or F, 2+ Credits	L01.1 Provide Indoor Light		E	
	Hea 01 – Criteria 1 - 4 Answer option E or F, 4+ Credits	L05.1 Implement Daylight Plan		E	
		L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
Hea 02 Control of glare from sunlight	Hea 02 – Criteria 2 & 4 Answer options D, 4 Credits	L05.2 Integrate Solar Shading		E	
Hea 03 Internal and external lighting levels	Hea 03 – Criteria 2 & 3 Answer option D	L02.1 Provide Visual Acuity		A	WELL requires third-party, on-site performance verification.
Hea 04 Lighting control		L09.1 Enhance Occupant Controllability		A	WELL requires more variables of control. WELL also requires third-party, on-site performance verification.
Hea 05 Minimising flicker from lighting systems	Hea 05 – Criterion 2 Answer option F	L08.2 Manage Flicker		A	WELL requires that industry standards are met.
Hea 06 View out		M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
Hea 06 View out (continued)		M09.1 Provide Nature Access Indoors		A	WELL includes percentage requirements for occupant access to views and views must be of nature.
Hea 07 User comfort control	Hea 07 – Criteria 3 & 4 Answer options C & D	A07.1 Provide Operable Windows		A	Operable windows are one compliant form of user control of ventilation and temperature in BREEAM, but there are many other ways of achieving this credit.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Hea 07 – Criterion 1 Answer options C, 2 Credits	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	
	Hea 07 – Criterion 1 Answer option C	T04.1 Provide Personal Cooling Options		A	BREEAM improves occupant control but still allows for shared control.
	Hea 07 – Criterion 1 Answer option C	T04.2 Provide Personal Heating Options		A	BREEAM improves occupant control but still allows for shared control.
Hea 09 Carbon dioxide sensors	Hea 09 – Criteria 1 & 2, Category I Answer options D, 4 Credits	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	
Hea 09 Carbon dioxide sensors AND Hea 16 Indoor air quality	Hea 09 – Criteria 1 & 2 Answer option C & D  Hea 16 – Criterion 5 Answer option G	A08.1 Install Indoor Air Monitors		A	Real-time sensors are one pathway of meeting this criterion in BREEAM, but there are also other ways of achieving the credit.
Hea 10 Carbon monoxide detection + Pol 03 Local air quality	Hea 10 – Criteria 2 - 6 1 Credit, Answer options C & D  Pol 03 – Criteria varies Answer option varies, 1+ Credits	A10.1 Manage Combustion		E	
Hea 11 Provision of rest areas	Hea 11 – Criteria 1 & 2 Answer option C	N08.1 Support Mindful Eating		A	WELL requires dedicated eating space and a meal break policy.
	Hea 11 – Criteria 3 Answer option D	N10.1 Provide Meal Support		A	WELL requires four additional amenities.
	Hea 11 – Criterion 1 Answer option C OR	M07.1 Provide Restorative Space		A	BREEAM does not have design or size criteria.

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BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Hea 11 – Criterion 4 Answer option E				
Hea 11 Provision of rest areas  Tra 03 Proximity to amenities  Lue 01 Planted Area  Lue 02 Ecological features of planted area  Lue 03 Ecology report  Lue 04 Biodiversity management plan		M09.2 Provide Nature Access Outdoors		A	Hea 11 - WELL requires outdoor space to meet specific requirements for size and natural elements.  Tra 03 - WELL requires that nearby outdoor space is natural and meets a minimum size.  Lue 01, 02, 03, 04 - BREEAM requires the protection/addition of ecological features, which could enhance access to nature for the WELL requirement.
Hea 12 Inclusive design	Hea 12 – Criterion 3 Answer option E OR Hea 12 – Criterion 4 Answer option F	C13.1 Integrate Universal Design	The BREEAM Exemplary Credits, Answer option F (Criterion 4) is equivalent to the WELL Feature. The BREEAM 4 Credits, Answer option E (Criterion 3) is partially aligned with the WELL feature.	A	WELL requires more specific categories of universal design strategies than BREEAM.
Hea 13 Drinking water provision AND Hea 19 Drinking Water Management	Hea 13 – Criteria 1 & 2 Answer option C or D, 1+ Credits  Hea 19 – Criteria 1 - 3 Answer options C, 2 Credits	W06.1 Ensure Drinking Water Access		E	
Tra 01 Alternative modes of transport	Tra 01 – Criterion 2 Answer option B	V04.1 Provide Cycling Infrastructure		A	WELL requires either minimum Bike Score® or proximity to a bicycle network.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Tra 01 Criteria 3 - 5 Answer option D	V04.2 Provide Showers, Lockers and Changing Facilities		A	Capacity calculations for showers, lockers and changing spaces differ but are fundamentally aligned.
Tra 02 Proximity to public transport	Tra 02 – Criteria 1 - 3 Answer option F or H	V05.2 Select Sites with Access to Mass Transit		A	WELL has more stringent proximity requirements and minimum service requirements differ.
Tra 03 Proximity to amenities	Tra 03 – Criteria 1 - 3 Answer option E	V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level facade of exterior building walls.
		V08.1 Provide Indoor Activity Spaces		A	WELL requires that physical activity facilities are located either within the project boundary or at most 200 m [650 ft] from the project boundary and available for occupant use at no cost.
		V08.2 Provide Outdoor Physical Activity Space		A	WELL requires that outdoor physical activity spaces are within 400 m [0.25 m] of the project boundary and available for occupant use at no cost.
Wat 09 Isolation valves AND Wat 08 Leak prevention	Wat 09 – Criteria 1 - 5 Answer option F (100%)  Wat 08 – Criteria 1 - 3 Answer option C	W07.2 Design Interiors for Moisture Management		A	WELL includes requirements for materials selection.
Rsc 01 Condition survey AND Hea 16 Indoor air quality management	Rsc 01 – Criterion 2 Answer options C, D or E, 1+ Credits  Hea 16 – Criterion 5 Answer Option G, 1 Credit	W07.3 Implement Mold and Moisture Management Plan		E	
Rsl 01 Flood risk assessment + Rsl 03 Natural hazard risk	Rsl 01 – Criterion 3  Rsl 03 – Criteria 1 - 3 OR 4	C03.1 Develop Emergency Preparedness Plan		A	WELL also includes an annual inventory of building emergency response resources, practice drills, and frequent communications, which are not covered in BREEAM.



BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
assessment + Rsl.06 Emergency plans and climate-related physical risks + Rsl.08 Social risks and opportunities + Rsl.09 Fire risk management + Rsl.10 Security risk assessment + Pol 10 Response to pollution incidents	Rsl.06 – Criteria 1 - 6  Rsl.08 – Criteria 1 - 2  Rsl.09 – Criteria 2 - 6  Rsl.10 – Criteria 1 + 2 OR Criterion 3  Pol 10 – Criteria 2 - 4				
Pol 09 Land contamination mitigation	Pol 09 – Criteria 1 & 2 Answer options C, 2 Credits,	X04.1 Assess and Mitigate Site Hazards		E	
Man 01 Building User Guide	Man 01 – Criteria 1 & 2 Answer option C	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
Man 02 Management engagement and feedback	Man 02 – Criteria 5 & 6 Answer option F or G	C04.1 Select Project Survey		A	WELL requires questions about health and wellness that are not required in BREEAM. WELL also requires protection of occupant information including anonymous survey results.
	Man 02 – Criterion 6 Answer option F or G	C04.2 Administer Survey and Report Results		A	BREEAM requires results of surveys and targets to be disseminated to all building users. WELL is more prescriptive.
	Man 02 – Criterion 6 Answer option F or G	C05.3 Implement Action Plan		E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 14 Thermal comfort	Hea 14 – Criterion 4 Answer options D, 4 Credits OR Hea 14 – Criteria 2, 3, 5 Answer option E, 4 Credits	T01.1 Provide Acceptable Thermal Environment		E	
	Hea 14– Criterion 1 Answer options C, 2 Credits	T01.2 Monitor Thermal Parameters		E	
	Hea 14 – Criteria 2, 3, 5 Answer option E, 4 Credits	T02.1 Survey for Thermal Comfort		E	
	Hea 14 – Criterion 1 Answer option C	T06.1 Monitor Thermal Environment		A	WELL requires more frequent measurements.
Hea 15 Smoking policy	Hea 15 – Criterion 1 Answer options C, 1 Credit	A02.1 Prohibit Indoor Smoking		E	
	Hea 15 – Criterion 1 Answer options C, 1 Credit	A02.2 Prohibit Outdoor Smoking		E	
	Hea 16 – Criterion 5 Answer option G	A01.1 Meet Thresholds for Particulate Matter		A	Measuring particulate matter is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.
	Hea 16 – Criterion 5 Answer option G	A01.2 Meet Thresholds for Organic Gases		A	Measuring VOCs is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.
	Hea 16 – Criterion 5 Answer option G	A01.3 Meet Thresholds for Inorganic Gases		A	Measuring carbon monoxide is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.
	Hea 16 – Criterion 5 Answer option G	A01.4 Meet Thresholds for Radon		A	Measuring radon is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 16 Indoor air quality management	Hea 16 – Criterion 5 Answer option G	A01.5 Monitor Air Parameters		A	Measuring a variety of air pollutants is required in this BREEAM credit, but the list is less extensive than in WELL.
	Hea 15 – Criterion 1 Answer options C, 1 Credit	A04.1 Mitigate Construction Pollution		E	
	Hea 16 – Criterion 5 Answer option G	A05.1 Meet Enhanced Thresholds for Particulate Matter		A	Measuring particulate matter is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.
	Hea 16 – Criterion 5 Answer option G	A05.2 Meet Enhanced Thresholds for Organic Gases		A	Measuring VOCs is one option toward meeting this BREEAM credit, but it is not required and no thresholds are set.
	Hea 16 – Criterion 5 Answer option G	A05.3 Meet Enhanced Thresholds for Inorganic Gases		A	Measuring carbon monoxide and nitrous oxides are options toward meeting this BREEAM credit, but they are not required and no thresholds are set.
	Hea 16 – Criterion 2 Answer option D	A09.1 Design Healthy Entryways		A	WELL has additional requirements for building entry design
	Hea 16 – Criterion 3 Answer option E	A12.1 Implement Particle Filtration		A	BREEAM includes requirements on filter maintenance but WELL is more prescriptive about filter design.
	Hea 16 – Criterion 3 Answer option E	A13.1 Improve Supply Air		A	BREEAM includes requirements on filter maintenance but WELL is more prescriptive about filter design.
	Hea 16 – Criterion 3 Answer option E	A14.1 Implement Ultraviolet Air Treatment		A	BREEAM includes requirements on cooling coil maintenance but WELL is more prescriptive about system design.
	Hea 16 – Criterion 5 Answer option G	W07.1 Design Envelope for Moisture Protection		A	WELL requires addressing damage from liquid water and vapor.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 16 Indoor air quality management (continued)	Hea 16 Criterion 4 Answer option F, 1 Credit  Product types: 'Interior paints and coatings' AND 'Interior adhesives and sealants (including flooring adhesives)'	X06.1 Limit VOCs from Wet-Applied Products	The policy must apply to all products purchased after WELL registration.	E	
	Hea 16 – Criterion 4 Answer option F, 1 Credit  Product types: 'Furniture' AND 'Flooring materials (including carpet)'	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	The policy must apply to all products purchased after WELL registration.	E	
	Hea 16 – Criterion 2 Answer options D, 1 Credit	X11.1 Provide Optimized Cleaning Products and Practices		E	
Hea 17 Acoustic conditions	Hea 17 - Criterion 3, Answer any option, 2 Credits	S01.2 Provide Acoustic Design Plan		E	
	Hea 17 – Criteria 4 & 7 Answer option G, 2 Credits	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	
	Hea 17 – Criteria 5 & 7 Answer option F	S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements differ between WELL and BREEAM.
Hea 17 Acoustic conditions (continued)	Hea 17 – Criteria 5 & 7 Answer option F, 2 Credits	S03.2 Achieve Sound Isolation at Walls		E	
	Hea 17 – Criteria 6 & 7 Answer option H, 2 Credits	S04.1 Achieve Reverberation Time Thresholds		E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 18 Legionella risk management	Hea 18 – Criteria 2 - 4 Answer options C, 4 Credits	W03.2 Implement Legionella Management Plan		E	
BREEAM certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM Netherlands New Construction 2020 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 02 Internal air quality	Measuring air quality upon delivery of the building	A02.1 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
		A05.2 Meet Enhanced Thresholds for Inorganic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation, Criteria 14 & 15	A07.1 Provide Operable Windows		E	
	Ventilation, Criterion 6	A11.1 Manage Pollution and Exhaust		A	WELL requirement is more prescriptive.
	Ventilation	A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
Hea 02 Internal Air quality	Hea 02 – Ventilation	A03.1 Ensure Adequate Ventilation		E	
Man 04 Commissioning and transfer	Man 04 – Commissioning plan				
Man 04 Commissioning and handover	Man 04 – Commissioning of the architectural shell	A09.2 Perform Envelope Commissioning		E	
Pol 2 Nitrogen emissions		A10.1 Manage Combustion	Complete Low-emission combustion sources only.	E	WELL considers more types of pollution from combustion.
MAT 05 Robustness of building materials		W07.1 Design Envelope for Moisture Protection		E	
WHAT 03 Water leak detection and prevention	Flow regulator	W07.2 Design Interiors for Moisture Management		A	WELL also has requirements for interiors materials selection.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 01 Visual Comfort	Daylighting	L01.1 Provide Indoor Light		E	1 credit required in BREEAM.
		L05.1 Implement Daylight Plan		A	Daylight metrics differ.
		L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
	Indoor and outdoor art lighting, Criteria 6	L02.1 Provide Visual Acuity		A	WELL requires third-party, on-site PV.
		L04.1 Manage Glare from Electric Lighting		A	WELL requires third-party, on-site PV.
		L08.1 Enhance Color Rendering Quality		A	WELL requires third-party, on-site PV.
	Zoning and lighting control for building users	L09.1 Enhanced Occupant Controllability		A	WELL requires more variables of control and third party, on-site performance verification.
Hea 06 Safe access and accessibility  Tra 03 Alternative transport offer (other functions)	Hea 06 – Secure access  Tra 03 – Measures for alternative transport (Option 1, requirements 1 AND 2)	V04.1 Provide Cycling Infrastructure		A	WELL requires either minimum Bike Score® or proximity to bicycle network and has more stringent distance requirements for bike parking.
Tra 03 Alternative transport offer (other functions)	Measures for alternative transport (Option 1, requirement 3)	V04.2 Provide Showers, Lockers and Changing Facilities		A	BREEAM requires a minimum of two compliant cyclist facilities including the option to provide drying spaces.
Hea 06 Safe access and accessibility  Tra 02 Proximity to amenities	Hea 06 – Secure access, Criteria 1 & 2  Tra 02 – Facilities available, Criteria 1 & 2	V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level façade of exterior building walls.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Tra 01 Public and corporate transport offer		V05.2 Select Sites with Access to Mass Transit	Projects must achieve a PTAL score of 5.	E	
Hea 04 Thermal comfort	Thermal modeling	T01.1 Provide Acceptable Thermal Environment		E	
Hea 04 Thermal comfort	Division into thermal zones and user temperature control	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	
Hea 05 Acoustic performance	Acoustic performance	S01.2 Provide Acoustic Design Plan	WELL feature requires achievement of any combination of criteria in Hea 05 – Acoustic performance.	E	
	Installation noise level	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	
	Internal sound insulation	S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements are not consistent between rating systems.
		S03.2 Achieve Sound Isolation at Walls		E	
	Room acoustics	S04.1 Achieve Reverberation Time Thresholds		E	
LE 01 Location choice	Exemplary performance – Remediation of contaminated soil	X04.1 Assess and Mitigate Site Hazards		E	
Hea 02 Internal air quality	Emissions from construction products and finishing	X06.1 Limit VOCs from Wet-Applied Products	2 credits required, both product types must be achieved.	E	



BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	materials (Product types 1 AND 5)				
	Emissions from construction products and finishing materials (Product types 2 AND/OR 3 AND/OR 4)	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	1 Tier per product type achieved. Achieve up to Tier 2 in WELL.	E	
Hea 10 Biophilic design		M02.1 Provide Connection to Nature		E	
Hea 01 Visual comfort – View outside Tra 02 Proximity to amenities Le 02 Protecting the ecological values Le 04 Ecological shared use of the construction site and surroundings Le 05 Long-term ecological management and shared use of plants and animals		M09.2 Provide Nature Access Outdoors		A	Hea 01 - WELL includes percentage requirements for occupant access to views and views must be of nature.  Tra 02 - WELL requires that nearby outdoor space is natural and meets a minimum size.  LE 02, 04, 05 - BREEAM requires the protection of ecological features, which could enhance access to nature for the WELL requirement.
Man 04 Commissioning and Transfer	Delivery and handover, Criteria 8 & 9	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
Man 01 Project Design Man 05 Transfer to management and aftercare	Responsibilities of direct stakeholders AND Consultation of indirect stakeholders Man 05 – Transfer to management and aftercare	C02.1 Facilitate Stakeholder Charrette		A	WELL requires specific stakeholder populations that BREEAM does not and has specific health, well-being, environmental and sustainability goals.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Man 05 Aftercare	Evaluation after commissioning (must include a user satisfaction survey)	C04.1 Select Project Survey		A	BREEAM and WELL surveys have different question categories and frequency of administration.
Hea 06	Inclusive and accessible design, Criteria 13 & 14	C13.1 Integrate Universal Design		A	WELL requires more specific categories of universal design strategies than BREEAM.
BREEAM Certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM Sweden New Construction 2017 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 02 Indoor air quality	Post construction indoor air quality measurement	A01.2 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
Man 04 Commissioning and handover Hea 02 Indoor air quality	Man 04 – Commissioning building services Hea 02 – Ventilation	A03.1 Ensure Adequate Ventilation	For Option 1 (Mechanically ventilated spaces) only.	E	
Hea 02 Indoor air quality Man 03 Responsible construction practices	Hea 02 – Indoor air quality (IAQ) plan Man 03 – Considerate construction	A04.1 Mitigate Construction Pollution		A	WELL requirements are more prescriptive for construction phase.
Hea 02 Indoor air quality	Post construction indoor air quality measurement	A05.2 Meet Enhanced Threshold for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	
		A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
	Indoor air quality	A07.1 Provide Operable Windows		E	
	Indoor air quality (IAQ) plan	A11.1 Manage Pollution and Exhaust		A	
Man 04 Commissioning and handover	Testing and inspecting building fabric	A09.2 Perform Envelope Commissioning		E	

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BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Pol 02 NOx emissions		A10.1 Manage Combustion	At least 2 credits are required from BREEAM.  Complete Low-emission combustion sources only.	A	WELL considers more types of pollution from combustion.
Hea 09 Microbial contamination		W03.2 Implement Legionella Management Plan	Projects must provide evidence of Legionella plan implementation.	A	
Man 06 Moisture safety	1 credit minimum	W07.1 Design Envelope for Moisture Protection		E	
Wat 03 Water leak detection and prevention AND Man 06 Moisture safety	Wat 03 Leak detection system OR Wat 03 Leak isolation  1 credit minimum in Man 06	W07.2 Design Interiors for Moisture Management		E	
Hea 01 Visual Comfort	Daylighting	L01.1 Provide Indoor Light	1 credit required in BREEAM.	E	
		L05.1 Implement Daylight Plan		A	Daylight metrics differ.
		L06.1 Conduct Daylight Simulation		A	Daylight metrics differ.
	Internal and external lighting levels, zoning and control	L02.1 Provide Visual Acuity		A	WELL requires third party, on-site PV.
L09.1 Enhance Occupant Controllability			A	WELL requires more variables of control and third party, on-site performance verification.	
Hea 01 Visual Comfort (cont.)	Glare control	L05.2 Integrate Solar Shading		A	Daylight metrics differ.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Hea 06 Accessibility  Tra 03a Alternative modes of transport OR Tra 03b Alternative modes of transport (depending on project type)	Hea 06 – Safe access  Tra 03a – Option 5, Criteria 11 OR Tra 03b – Option 5, Criteria 8	V04.1 Provide Cycling Infrastructure		A	WELL requires either minimum Bike Score® or proximity to bicycle network.
Tra 03a Alternative modes of transport	Tra 03a – Option 5, Criteria 13a & 13b	V04.2 Provide Showers, Lockers and Changing Facilities		A	BREEAM requires a minimum of two compliant cyclist facilities including the option to provide drying spaces.
Tra 02 Proximity to amenities		V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level façade of exterior building walls.
Tra 01 Public transport accessibility	2 credits required	V05.2 Select Sites with Access to Mass Transit		E	
Hea 04 Thermal comfort	Thermal modeling	T01.1 Provide Acceptable Thermal Environment		A	WELL requires either performance verification, long-term thermal data or a thermal comfort survey with specific satisfaction thresholds.
	Thermal zoning and controls	T03.1 Provide Thermostat Control		A	BREEAM credit does not require occupant control.
Hea 05 Acoustic performance	Acoustic performance	S01.2 Provide Acoustic Design Plan	WELL feature requires achievement of any combination of criteria in Hea 05 – Acoustic performance.	E	
		S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
		S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements differ between WELL and BREEAM
		S03.2 Achieve Sound Isolation at Walls		E	
		S04.1 Achieve Reverberation Time Thresholds		E	
Mat 07 Hazardous substances	Building products and chemical products	X01.1 Restrict Asbestos		E	
	Installation products	X01.2 Restrict Mercury		E	
	Exemplary level criteria	X01.3 Restrict Lead		E	
LE 01 Site selection	Contaminated land	X04.1 Assess and Mitigate Site Hazards		E	
Hea 02 Indoor air quality	Exemplary level criterion, 2 credits	X06.1 Limit VOCs from Wet-Applied Products	2 credits required, both product types must be achieved.	E	
	Emissions from building products, 1 credit	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products	Tier 2 achieved in WELL.	E	
Hea 01 Visual Comfort	View out	M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
Hea 08 Outdoor space		M07.1 Provide Restorative Space		A	BREEAM does not have design or size criteria and applies for residential only.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
<p>Hea 01 Visual Comfort – View out</p> <p>Hea 08 Outdoor space (residential only)</p> <p>Tra 02 Proximity to amenities</p> <p>LE 02 Ecological value of site and protection of ecological features</p> <p>LE 04 Enhancing site ecology</p> <p>LE 05 Long term impact on biodiversity</p>		M09.2 Provide Nature Access Outdoors		A	<p>Hea 01 – WELL includes percentage requirements for occupant access to views and views must be of nature.</p> <p>Hea 08 – BREEAM does not have design or size criteria.</p> <p>Tra 02 – WELL requires that nearby outdoor space is natural and meets a minimum size.</p> <p>LE 02, 04, 05 – BREEAM requires the protection of ecological features, which could enhance access to nature for the WELL requirement.</p>
Man 04 Commissioning and handover	Handover	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
<p>Man 01 Project brief and design</p> <p>Man 05 Aftercare</p>	<p>Man 01 – Stakeholder consultation (project delivery)</p> <p>Man 05 – Aftercare support</p>	C02.1 Facilitate Stakeholder Charrette		A	WELL requires specific stakeholder populations and specific health, well-being, environmental and sustainability goals.
Man 05 Aftercare	Post occupancy evaluation	C04.1 Select Project Survey		A	BREEAM and WELL surveys have different question categories and frequency of administration.
Hea 06 Accessibility	Inclusive and accessible design	C13.1 Integrate Universal Design		A	WELL requires more specific categories of universal design strategies than BREEAM.
BREEAM certification		I05.1 Achieve Green Building Certification		E	

## WELL v2 / BREEAM Spain New Construction 2015 crosswalk:

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
SyB 2 Indoor air quality	Emission levels of Volatile Organic Compounds (VOC) (post-construction)	A01.2 Meet Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation and plan prevention and control of indoor air quality (PPCAI)	A04.1 Mitigate Construction Pollution		A	WELL requirements are more prescriptive for construction phase.
		A05.2 Meet Enhanced Thresholds for Organic Gases		A	BREEAM has different thresholds and performance testing occurs preoccupancy.
	Ventilation and plan prevention and control of indoor air quality (PPCAI), Criterion 4	A06.1 Increase Outdoor Air Supply	Tier 1 achieved in WELL.	E	
	Reference #NA6	A12.1 Implement Particle Filtration	The On-going Maintenance Report for the Filter maintenance section of the WELL feature is still required at WELL recertification.	E	
GST 1 Sustainable management  SyB 2 Indoor air quality	GST 1 – Commissioning. Building services performance  SyB 2 – Ventilation and plan prevention and control of indoor air quality (PPCAI)	A03.1 Ensure Adequate Ventilation		E	
GST 1 Sustainable Management	Thermal Behavior	A09.2 Perform Envelope Commissioning		E	
CONT 2 NOx emissions		A10.1 Manage Combustion	Complete Low-emission combustion sources only.	E	

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BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
SyB 4 Quality of water	Water systems facilities: minimizing the risk of contamination	W03.2 Implement Legionella Management Plan		E	
	Occupants of the building: water supply	W06.1 Ensure Drinking Water Access		A	WELL has specific requirements for dispenser distance and maintenance.
AG 3 Detection and prevention of water leaks		W07.2 Design Interiors for Moisture Management		A	WELL has additional requirements for managing moisture in interior spaces.
SyB 1 Visual comfort	Natural lighting	L01.1 Provide Indoor Light	1 credit required in BREEAM.	A	
	Levels of internal and external lighting and zoning	L02.1 Provide Visual Acuity		A	WELL requires third party, on-site PV.
		L09.1 Provide Supplemental Lighting		A	WELL requires more variables of control. WELL also requires third party, on-site PV.
	Glare control and views of the outside	L05.2 Integrate Solar Shading		A	WELL has specific requirements to reset shading regularly to control glare while BREEAM allows both building form and design measures to be used.
SyB 6 Access Insurance Tra 3 Alternative modes of transport	Tra 3 – Option 5, Criterion 10	V04.1 Provide Cycling Infrastructure		A	WELL requires either minimum Bike Score® or proximity to bicycle network.
Tra 3 Alternative modes of transport	Tra 3 – Option 5, Criterion 12	V04.2 Provide Showers, Lockers and Changing Facilities		A	BREEAM requires a minimum of two compliant cyclist facilities including the option to provide drying spaces.
SyB 6 Access insurance Tra 2 Diffuse services		V05.1 Select Sites with Pedestrian-friendly Streets		A	WELL has more stringent requirements for the proximity and number of amenities and additional requirements for the street level façade of exterior building walls.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
Tra 1 Accessibility to public transportation	2 credits required	V05.2 Select Sites with Access to Mass Transit		E	
SyB 3 Thermal comfort	Thermal modeling	T01.1 Provide Acceptable Thermal Environment		A	WELL requires either performance verification, long-term thermal data or a thermal comfort survey with specific satisfaction thresholds.
	SyB 3 - Criterion 7	T03.1 Provide Thermostat Control	Tier 1 achieved in WELL.	E	
SyB 5 Acoustic efficiency	Prerequisite	S01.2 Provide Acoustic Design Plan	WELL feature requires achievement of any combination of criteria in SyB 5 – Acoustic efficiency.	E	
	Acoustic efficiency	S02.1 Limit Background Noise Levels	Tier 1 achieved in WELL.	E	
		S03.1 Design for Sound Isolation at Walls and Doors		A	Metrics for designing partitions to meet sound isolation requirements differ between WELL and BREEAM.
		S03.2 Achieve Sound Isolation at Walls		E	
		S04.1 Achieve Reverberation Time Thresholds		E	
USE 1 Selection of the site	Contaminated soil	X04.1 Assess and Mitigate Site Hazards		E	
SyB 2 Quality of indoor air	Point 'emission levels of Volatile Organic Compounds (VOC)' Product types 'Paints and Varnishes' AND 'Flooring adhesives'	X06.1 Limit VOCs from Wet-Applied Products		A	WELL requires VOC content thresholds and emission testing for 100% and 75% of newly applied products, respectively, in designated categories.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
	Point 'emission levels of Volatile Organic Compounds (VOC)'. All product types of Table 13 not covered under 'Paints and Varnishes' and 'Flooring Adhesives'	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products		A	WELL requires VOC emission thresholds for new products grouped in distinct product categories.
SyB 1 Visual comfort	Syb 1 – Criterion 6	M02.1 Provide Connection to Nature		A	WELL requires that views are of nature and the addition of natural materials, patterns, shapes, colors, images or sounds indoors.
Tra 02 Proximity to amenities  USE 2 ecological value of the site and protection of ecologically valuable items  USE 4 Improving the ecology of the site  USE 5 Long-term impact on biodiversity		M09.2 Provide Nature Access Outdoors		A	Tra 02 - WELL requires that nearby outdoor space is natural and meets a minimum size.  USE 2, 4, 5 - BREEAM requires the protection of ecological features, which could enhance access to nature for the WELL requirement.
GST 4 Participation of interested parties GST 4 Participation of interested parties	User information building	C01.1 Provide WELL Feature Guide		A	WELL requires handover material to focus on WELL features.
	Postharvest occupation (EPO) and information dissemination	C04.1 Select Project Survey		A	BREEAM and WELL surveys have different question categories and frequency of administration.
GST 1 Sustainable Management  GST 4 Participation of interested parties	GST 1 – Project design phase  GST 4 – Query	C02.1 Facilitate Stakeholder Charrette		A	WELL requires specific stakeholder populations that BREEAM does not and has specific health, well-being, environmental and sustainability goals.

BREEAM assessment issues	BREEAM alignment notes	WELL feature part name	WELL alignment notes	Equivalent / Aligned? (E / A)	Difference between requirements (if aligned)
SyB 7 Risks natural		C03.1 Develop Emergency Preparedness Plan		A	WELL addresses a larger variety of potential emergency situations, including health, technological and human caused events. WELL also has additional requirements for an emergency plan and emergency training.
GST 4 Participation of interested parties	Participatory and accessible design	C13.1 Integrate Universal Design		A	WELL requires more specific universal design strategies than BREEAM.
BREEAM certification		I05.1 Achieve Green Building Certification		E	

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