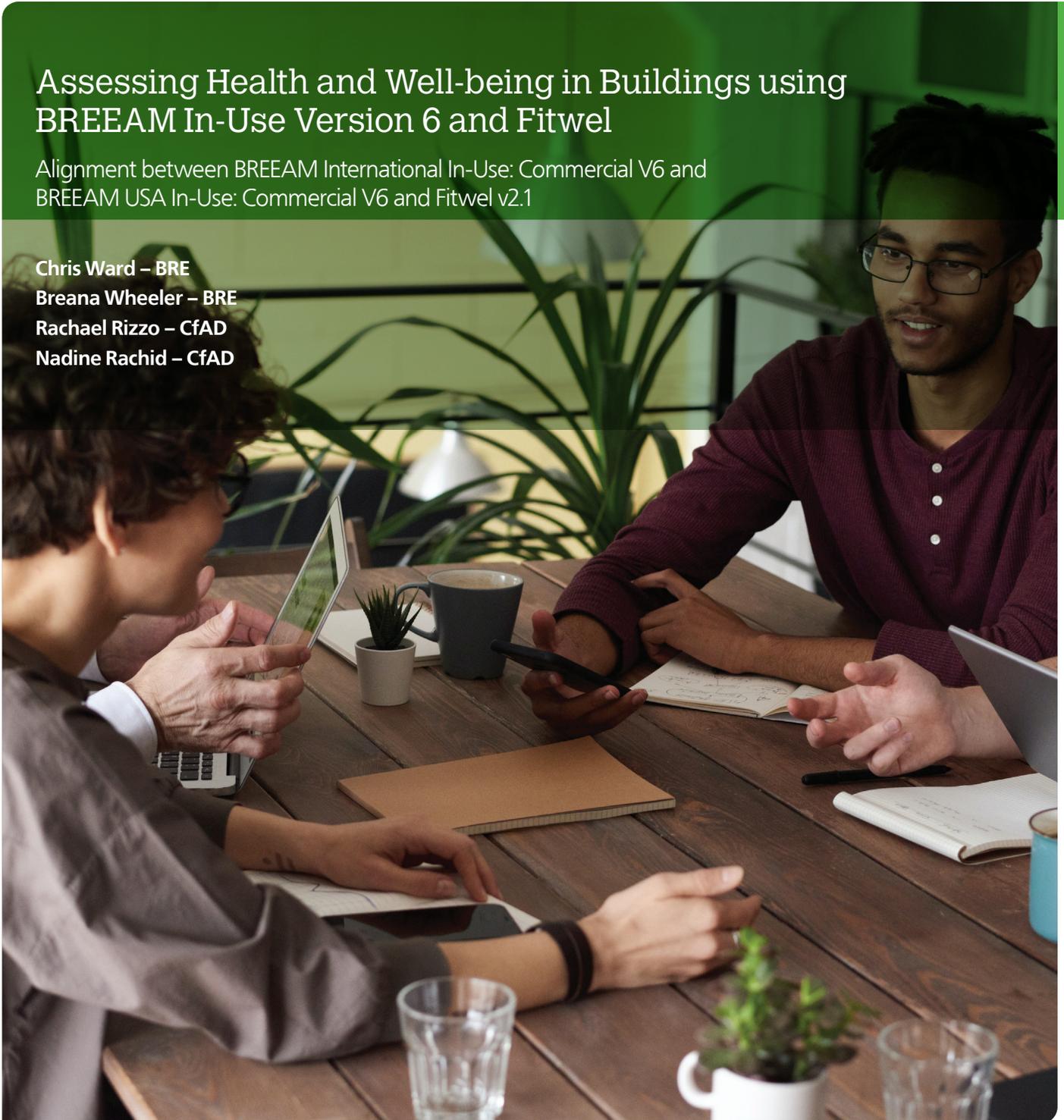


Assessing Health and Well-being in Buildings using BREEAM In-Use Version 6 and Fitwel

Alignment between BREEAM International In-Use: Commercial V6 and BREEAM USA In-Use: Commercial V6 and Fitwel v2.1

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Introduction

BRE and the Center for Active Design (CfAD) have been collaborating since 2017 to encourage asset owners and managers to promote occupant well-being and support healthier communities. Part of this work has been to make it more efficient for clients and project teams to pursue both of their respective standards: BREEAM and Fitwel.

Given that people in the developed world, on average, spend over 90% of their lives in and around buildings, both CfAD and BRE recognize the value and complementary nature of measuring and recognizing how building design and operations influence health and well-being particularly in the context of a holistic assessment of environmental, health and well-being impacts within the built environment.

Since its launch in 1990, BREEAM has set evidence-based standards that go beyond regulatory requirements and standard practice. This includes requirements to optimize internal environments and encourage healthier lifestyles as a part of a broad and holistic evaluation of a building's social, environmental and economic impacts and benefits. BRE and CfAD recognize the value to the property sector of a health-focused building certification system that sits alongside this holistic rating and by working together are ensuring that this can be met efficiently.

To simplify the process for project teams pursuing both assessment methods, BRE and CfAD have worked together to compare performance requirements and identify opportunities to streamline the process of achieving dual certification. This work demonstrates the significant synergies between the two methods and the efficiencies that exist between their respective assessment and certification processes. This crosswalk builds on an ongoing collaboration between BRE and CfAD to harmonize their approach to health and well-being in the built environment across their standards internationally and for all building life cycle stages.

Purpose of this document

This document provides assistance for those wishing to obtain both a certified BREEAM In-Use rating and a Fitwel rating under the Existing Building pathway. It provides guidance on the areas where assessment under one method can result in efficiencies in assessment under the other. It outlines how certified BREEAM In-Use credits may be used to demonstrate compliance with Fitwel and identifies areas where asset teams can demonstrate compliance using the same evidence for both programs.

This document is the first published crosswalk for BREEAM In-Use: Commercial Version 6 (International and USA) and Fitwel 2.1.

About BREEAM

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

Contact: BREEAM@bregroup.com

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About Fitwel and the Center for Active Design

The Center for Active Design (CfAD) is the leading non-profit organization using design to foster healthy and engaged communities. CfAD applies their multi-disciplinary expertise to empower decision makers, providing publications, original research, certification, technical assistance, and digital tools. Their work is responsive to unique local priorities and results in measurable outcomes.

In 2016, CfAD was selected as the operator of Fitwel®, the world's leading certification system committed to building health for all®. Fitwel was created as a joint initiative led by the U.S. Centers for Disease Control and Prevention (CDC) and the General Services Administration (GSA). Generated by expert analysis of 5,600+ academic research studies, Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being. The GSA and the CDC remain CfAD's partners to incorporate future research findings as the science evolves and Fitwel expands into all sectors.

Contact: info@fitwel.org

Website: www.fitwel.org

Applicable standards

The document maps requirements between the following Fitwel Scorecards and BREEAM In-Use standards:

- Fitwel v2.1 Multi-Tenant Base Building Scorecard (MTBB)
- Fitwel v2.1 Multi-Tenant Whole Building Scorecard (MTWB)
- Fitwel v2.1 Single-Tenant Building Scorecard (ST)
- Fitwel v2.1 Commercial Interior Space Scorecard (CI)
- Fitwel v2.1 Retail Scorecard (RT)
- BREEAM International In-Use: Commercial Version 6
- BREEAM USA In-Use: Commercial Version 6

For the purposes of streamlining the mapping process for this document, the requirements in Fitwel's MTBB, MTWB, ST and CI Scorecards have been assessed together as the Workplace Scorecard. Please note that for Fitwel Scorecards, the definition of regular occupants differs based on the project type. Regular occupants for all projects are the number of habitual users of the project, including full- and part-time employees and volunteers, but not transitional occupants (such as subway commuters passing through a portion of the building).

- For application within owner controlled areas of a multi-tenant commercial building using the Multi-Tenant Base Building (MTBB) or Retail (RT) Scorecards, regular occupants are considered occupants of owner controlled areas only, including on-site building staff.

- For application within an entire multi-tenant commercial building using the Multi-Tenant Whole Building (MTWB) Scorecard, regular occupants are considered all occupants of owner controlled areas and tenant spaces.
- For application within a single-tenant commercial building using the Single Tenant (ST) or Retail (RT) Scorecards, regular occupants are considered all occupants within the building.
- For application within a commercial interior space using the Commercial Interior (CI) or Retail (RT) Scorecards, regular occupants are considered occupants of tenant-controlled areas only.

This is a two-way mapping exercise. This document contains two mapping tables that provide guidance for users interested in learning more about the synergies between the two certification systems. The BREEAM International In-Use: Commercial V6 and BREEAM USA In-Use: Commercial V6 mapping on to Fitwel v2.1 table guides BREEAM users who want to learn how to apply the BREEAM In-Use assessment criteria to the Fitwel standard. The Fitwel v2.1 mapping on to BREEAM International In-Use: Commercial V6 and BREEAM USA In-Use: Commercial V6 table guides Fitwel users who want to learn how to apply the Fitwel Strategy Requirements to the BREEAM In-Use assessment issues. The table below defines the different levels of alignment that have been used in the mapping process and are presented in the mapping tables.

Alignment classification		Use of BREEAM In-Use evidence	Use of Fitwel evidence
	Full alignment of technical requirements	The corresponding requirements are regarded as technically equivalent. Formal certification under BREEAM In-Use can be used as evidence of full compliance with the Fitwel Strategy Requirements.	The corresponding requirements are regarded as technically equivalent. Compliance documentation submitted as part of a certified Fitwel assessment can be used as evidence of compliance against the BREEAM In-Use assessment criteria. Evidence should be submitted to the licensed BREEAM assessor in the normal way and, in turn, they must reference and submit this as part of their assessment report to BRE when they request certification..
	Partial alignment of technical requirements	Evidence collected for the BREEAM In-Use assessment can be used to demonstrate compliance with part(s) of the corresponding Fitwel Strategy Requirements. Additional evidence will be required to demonstrate full compliance.	Evidence collected for the Fitwel Strategy Requirements can be used to demonstrate compliance with part(s) of the corresponding BREEAM In-Use assessment criteria. Additional evidence will be required to demonstrate full compliance.
	General alignment of technical principles	The outcomes or assessment methods follow similar principles but there are material differences between the respective technical requirements. Evidence collected during the BREEAM In-Use assessment may help to demonstrate compliance with the corresponding Fitwel Strategy Requirements, but additional evidence will be required.	The outcomes or assessment methods follow similar principles but there are material differences between the respective technical requirements. Compliance documentation and evidence collected during assessment of the Fitwel Strategy Requirements may help to demonstrate compliance with the corresponding BREEAM In-Use assessment criteria, but additional evidence will be required.

In all cases, it is the responsibility of the BREEAM In-Use assessor or Fitwel user to formally review the relevant evidence to ensure that it complies with the corresponding technical requirements prior to submitting this as part of the certification process.

BREEAM International In-Use: Commercial V6 and BREEAM USA In-Use: Commercial V6 mapping on to Fitwel v2.1

Fitwel v2.1 Strategy	Workplace Scorecard	Retail Scorecard	Alignment	BREEAM In-Use Issue	Notes
1. LOCATION					
Walkability	1.1	1.1		Tra 02 Proximity to public transport	Full compliance with the Fitwel Requirements (option 2) would be demonstrated by achieving 4 or 8 credits in Tra 02 for a public transport network within 500 m of the building AND achieving 4 credits in Tra 03.
				Tra 03 Proximity to amenities	
Walkability	1.2	1.2		Tra 02 Proximity to public transport	Partial compliance with the Fitwel Requirements (option 2) would be demonstrated by achieving 4 or 8 credits in Tra 02 for a public transport network within 500 m of the building AND achieving 4 credits in Tra 03. Full compliance may be possible dependent on which amenities are selected.
				Tra 03 Proximity to amenities	
Walkability	1.3	1.3		Tra 02 Proximity to public transport	Partial compliance with the Fitwel Requirements (option 2) would be demonstrated by achieving 4 or 8 credits in Tra 02 for a public transport network within 500 m of the building AND achieving 4 credits in Tra 03. Full compliance may be possible dependent on which amenities are selected.
				Tra 03 Proximity to amenities	
Proximity to Transit	1.4	1.4		Tra 02 Proximity to public transport	Full compliance with the Fitwel Requirements would be demonstrated by achieving 4 or 8 credits in Tra 02 for a public transport network within 500 m of the building.
2. BUILDING ACCESS					
Pedestrian Route to Transit	2.1	2.1		Tra 02 Proximity to public transport	Full compliance with the Fitwel Requirements would be demonstrated by achieving 4 or 8 credits in Tra 02 for a public transport network within 500 m of the building.
Safe Street Infrastructure		2.2		Tra 04 Pedestrian and cyclist safety	Information collected as part of complying with Tra 04 may help towards demonstrating compliance with the Fitwel Requirements.
Commuter Survey	2.2	2.3		Man 02 Management engagement and feedback	Information collected as part of complying with the Man 02 occupant satisfaction survey credits may help towards demonstrating compliance with the Fitwel Requirements where the occupant survey covers commuting.
Bicycle Parking	2.3	2.4		Tra 01 Alternative modes of transport	Partial compliance with Fitwel Requirements 3, 4 and 6 for shelter, security and number of spaces would be demonstrated by achieving the Tra 01 assessment criteria for cycle storage spaces, but additional information would be required for the other requirements. The Alternative Compliance requirements would be satisfied through demonstrating compliance with Tra 02 assessment criteria for 'Public bicycle sharing'.
Active Commuter Showers	2.4	2.5		Tra 01 Alternative modes of transport	Partial compliance with Fitwel Requirement 2 would be demonstrated by achieving the Tra 01 assessment criteria for the number of showers and lockers, but additional information would be required for the other requirements.
Incentivizing Transit	2.5	2.6		Tra 02 Proximity to public transport	Partial compliance with the Fitwel Requirements could be demonstrated by achieving 4 credits in Tra 02 for provision of a dedicated bus service, but only if the bus service is free of charge to employees.
Efficiency Parking	2.6	2.7		Tra 01 Alternative modes of transport	Partial compliance with the Fitwel Requirements for priority parking for carpooling would be demonstrated by achieving 2 credits in Tra 01 for car sharing priority spaces, but additional information would be required for the other requirements.

Fitwel v2.1 Strategy	Workplace Scorecard	Retail Scorecard	Alignment	BREEAM In-Use Issue	Notes
3. OUTDOOR SPACES					
Outdoor Space Amenities	3.1	3.1		Hea 11 Provision of rest areas	Full compliance with the Fitwel Requirements would be demonstrated by achieving 1 credit in Hea 11 for dedicated outdoor space with seating.
Restorative Garden	3.4	3.4		Hea 11 Provision of rest areas	Partial compliance with Fitwel Requirements 2, 4 and 5 would be demonstrated by achieving 1 credit in Hea 11 for dedicated outdoor space with seating, but additional information would be required for the other requirements. Information collected as part of complying with Lue 01 and Lue 02 may help contribute to demonstrating compliance with Fitwel Requirement 3.
				Lue 01 Planted area	
				Lue 02 Ecological features of planted area	
Pathway and Parking Area Lighting	3.7	3.7		Hea 03 Internal and external lighting levels	Partial compliance with the Fitwel Requirements could be demonstrated by achieving 2 credits in Hea 03 for external lighting. However, full compliance with the Fitwel Requirements would be achieved if all relevant external space meets best practice illuminance (lux) levels for external lighting.
Tobacco- and Smoke-Free Outdoor Spaces	3.8	3.8		Hea 15 Smoking policy	Full compliance with the Alternative Compliance Fitwel Requirements would be demonstrated by achieving the credit for Hea 15. (Note: The Hea 15 assessment criteria do not cover non-smoking use of tobacco products).
4. ENTRANCES AND GROUND FLOOR					
Tobacco- and Smoke-Free Outdoor Signage	4.1	4.1		Hea 15 Smoking policy	Information collected as part of complying with Hea 15 may help towards demonstrating compliance with the Fitwel Requirements.
Main Pedestrian Entrance	4.2	4.2		Tra 04 Pedestrian and cyclist safety	Information collected as part of complying with Tra 04 may help towards demonstrating compliance with the Fitwel Requirements.
Safe Entry and Exit Lighting	4.4	4.4		Hea 03 Internal and external lighting levels	Partial compliance with the Fitwel Requirements could be demonstrated by achieving 2 credits in Hea 03 for external lighting. However, full compliance with the Fitwel Requirements would be achieved if all relevant external space meets best practice illuminance (lux) levels for external lighting. Information on lighting collected as part of complying with the Hea 12 assessment criteria for 'Orientation and wayfinding' may also help towards demonstrating compliance with the Fitwel Requirements.
				Hea 12 Inclusive design	
5. STAIRS					
Stair Safety	5.6	5.6		Hea 12 Inclusive design	Partial compliance with the Fitwel Requirements could be demonstrated by achieving credits in Hea 12 where projects have implemented relevant 'Horizontal and vertical circulation' and 'Orientation and wayfinding' accessibility features, but additional information would be required for the other requirements.
6. INDOOR ENVIRONMENT					
Tobacco - and Smoke-Free Environment	6.1	6.1		Hea 15 Smoking policy	Full compliance with the Alternative Compliance Fitwel Requirements would be demonstrated by achieving the credit for Hea 15. (Note: The Hea 15 assessment criteria do not cover non-smoking use of tobacco products).

Fitwel v2.1 Strategy	Workplace Scorecard	Retail Scorecard	Alignment	BREEAM In-Use Issue	Notes
Indoor Air Quality (IAQ) Policy	6.3	6.3		Hea 16 Indoor air quality management	<p>Full compliance with the 'Management and Maintenance' requirements of the Fitwel Indoor Air Policy Standard would be demonstrated by achieving the Hea 16 credits for the following:</p> <ul style="list-style-type: none"> – 'provision of information or training to asset users on how to operate and manage the asset's ventilation systems' – 'procedures and plans for inspecting the cleanliness of and for cleaning ventilation system components' – 'procedures and plans for regularly monitoring indoor air quality' <p>Full compliance with the 'Procurement' requirements of the Fitwel Indoor Air Quality Standard would be demonstrated by achieving the Hea 16 credit for 'procurement policies and operation and maintenance procedures that specify products that low or no emissions of pollutants to air'.</p> <p>Full compliance with the 'Construction and Renovations' requirements of the Fitwel Indoor Air Quality Policy Standard would be demonstrated by achieving the Hea 16 credit for 'procedures or plans that minimise the impacts on the asset's indoor air quality during maintenance, redecoration, refurbishment, or construction activities on the asset'.</p>
Indoor Air Quality Testing	6.4	6.4		Hea 09 Carbon dioxide sensors Hea 16 Indoor air quality management	<p>Partial compliance with the Fitwel Requirements could be demonstrated by achieving credits in Hea 09 and the Hea 16 credit for 'procedures and plans for regularly monitoring indoor air quality in occupied spaces', but additional information would be required for the other requirements.</p>
Indoor Air Quality Testing Results	6.5	6.5		Hea 16 Indoor air quality management	<p>Partial compliance with the Fitwel Requirements could be demonstrated by achieving the Hea 16 credit for 'provision of information or training to asset users on how to operate and manage the asset's ventilation systems', but additional information would be required for the other requirements.</p>
Green Purchasing Policy	6.6	6.6		Hea 16 Indoor air quality management Rsc 05 Sustainable procurement	<p>Full compliance with the Fitwel Requirements would be demonstrated by achieving the Hea 16 credit for 'procurement policies and operation and maintenance procedures specify products that have low or no emissions of pollutants to air'.</p> <p>Full compliance with the Fitwel Requirements would also be demonstrated by demonstrating compliance with criterion 8 in Rsc 05.</p>
Integrated Pest Management	6.8	6.8		Lue 04 Biodiversity Management Plan	<p>Information collected as part of complying with Lue 04 may help towards demonstrating compliance with the Fitwel Requirements.</p>
7. WORKSPACES					
Natural Daylight	7.1	7.1		Hea 01 Daylighting	<p>Full compliance with the Fitwel Requirements would be demonstrated by achieving at least two credits in Hea 01 where at least 51% of occupied space meets the minimum performance requirements for glazed area as a proportion of floor area. (Note: While the BREEAM and Fitwel daylight calculations are different, the underlying principles and outcomes have been deemed equivalent).</p>
Views of Nature	7.2	7.2		Hea 06 View out	<p>Partial compliance with the Fitwel Requirements would be demonstrated by achieving at least one credit in Hea 06. However, full compliance with the Fitwel Requirements would be achieved if the relevant spaces all have a view of nature rather than just buildings. (Note: While the BREEAM and Fitwel view out calculations are different, the underlying principles and outcomes have been deemed equivalent).</p>

Fitwel v2.1 Strategy	Workplace Scorecard	Retail Scorecard	Alignment	BREEAM In-Use Issue	Notes
Operable Shading	7.3	7.3		Hea 02 Control of glare from sunlight	Partial compliance with the Fitwel Requirements could be demonstrated by achieving 4 credits in Hea 02 if the glare control features allow occupant control. However, full compliance with the Fitwel Requirements would be achieved if the occupant-controlled features are located on all windows in occupied spaces.
Thermal Control	7.5	7.5		Hea 07 User comfort control	Full compliance with the Fitwel Requirements would be demonstrated by achieving the 2 credits in Hea 07 for temperature control.
8. SHARED SPACES					
Bathroom Cleaning Protocol	8.1	8.1		Hea 16 Indoor air quality management	Information collected as part of complying with the Hea 16 credit for 'procedures and plans for cleaning the interior of the asset' may help towards demonstrating compliance with the Fitwel Requirements.
Common Break Areas	8.3	8.3		Hea 11 Provision of rest areas	Full compliance with the Fitwel Requirements would be demonstrated by achieving the Hea 11 credits for indoor seated rest areas and for facilities to prepare food and drinks.
Break Areas Cleaning Protocol	8.4	8.4		Hea 16 Indoor air quality management	Information collected as part of complying with the Hea 16 credit for 'procedures and plans for cleaning the interior of the asset' may help towards demonstrating compliance with the Fitwel Requirements.
Quiet Room	8.5	8.5		Hea 11 Provision of rest areas	Partial compliance with the Fitwel Requirements would be demonstrated by achieving the Hea 11 credit for indoor seated rest areas where the space is provided specifically for contemplation or mindfulness and achieving credits in Hea 12 where projects have implemented the 'Inclusive spaces' quiet, wellness, prayer or meditation room(s) accessibility feature. However, additional information would be required for the other requirements.
				Hea 12 Inclusive design	
Lactation Rooms and Stations	8.6	8.6		Hea 12 Inclusive design	Partial compliance with the Fitwel Requirements would be demonstrated by achieving credits in Hea 12 where projects have implemented the 'Inclusive spaces' lactation room(s) accessibility feature, but additional information would be required for the other requirements.
Multi-purpose Room	8.7	8.7		Hea 12 Inclusive design	Partial compliance with the Fitwel Requirements would be demonstrated by achieving credits in Hea 12 where projects have implemented the 'Inclusive spaces' accessibility feature for spaces that promote regular informal social interactions and information exchange with different asset users, but additional information would be required for the other requirements.
Exercise Room	8.8	8.8		Hea 12 Inclusive design	Partial compliance with the Fitwel Requirements would be demonstrated by achieving credits in Hea 12 where projects have implemented the 'Inclusive spaces' accessible and inclusive fitness spaces and equipment accessibility feature, but additional information would be required for the other requirements.
Fitness Facility	8.9	8.9		Hea 12 Inclusive design	Partial compliance with the Fitwel Requirements would be demonstrated by achieving credits in Hea 12 where projects have implemented the 'Inclusive spaces' accessible and inclusive fitness spaces and equipment accessibility feature, but additional information would be required for the other requirements.
Indoor Amenity Space		8.10		Hea 11 Provision of rest areas	Partial compliance with the Fitwel Requirements would be demonstrated by achieving the Hea 11 credit for indoor seated rest areas and the credits in Hea 12 where projects have implemented the 'Inclusive spaces' accessibility feature for spaces that promote regular informal social interactions and information exchange with different asset users. However, additional information would be required for the other requirements.
				Hea 12 Inclusive design	

Fitwel v2.1 Strategy	Workplace Scorecard	Retail Scorecard	Alignment	BREEAM In-Use Issue	Notes
Occupant Satisfaction Survey	8.12	8.13		Man 02 Management engagement and feedback	Information collected as part of complying with the Man 02 occupant satisfaction survey credits may help towards demonstrating compliance with the Fitwel Requirements.
Stakeholder Collaboration Process	8.13	8.14		Man 02 Management engagement and feedback	Partial compliance with the Fitwel Requirements would be demonstrated by achieving the Man 02 credits for 'formal communications between building management and building users', 'regular meetings between building management and building users', and 'building users are provided with information relating to environmental policies and performance of the asset', but additional information would be required for the other requirements.
9. WATER SUPPLY					
Universally Accessible Water Supply	9.1	9.1		Hea 13 Drinking water provision	Partial compliance with Fitwel Requirement 2 would be demonstrated by achieving 1 or 2 credits in Hea 13 or 2 credits in Hea 19. While the Hea 13 and Hea 19 assessment criteria require all drinking water access points to be accessible, additional information that shows these meet either the ADA or ISO 21542 standard requirements is needed to demonstrate compliance with Fitwel Requirement 1.
				Hea 19 Drinking water management	
Water Bottle Refilling Station	9.2	9.2		Hea 13 Drinking water provision	Full compliance with the Fitwel Requirements would be demonstrated by achieving 1 or 2 credits in Hea 13 or 2 credits in Hea 19.
				Hea 19 Drinking water management	
10. PREPARED FOOD AREAS					
Water Access	10.4	10.4		Hea 13 Drinking water provision	Information collected as part of complying with Hea 13 or Hea 19 may help towards demonstrating compliance with the Fitwel Requirements.
				Hea 19 Drinking water management	
11. VENDING MACHINES AND SNACK BARS					
Water Access	11.4	11.4		Hea 13 Drinking water provision	Information collected as part of complying with Hea 13 or Hea 19 may help towards demonstrating compliance with the Fitwel Requirements.
				Hea 19 Drinking water management	
12. EMERGENCY PREPAREDNESS					
Emergency Preparedness Plan	12.1	12.1		Rsl 03 Natural hazard risk assessment	Full compliance with the Fitwel Requirements would be demonstrated by achieving: <ul style="list-style-type: none"> - 2 credits in Rsl 03; - 6 credits in Rsl 06; OR - 2 credits in Pol 10.
				Rsl 06 Emergency plans and climate-related physical risks	
				Pol 10 Response to pollution incidents	

Fitwel v2.1 mapping on to BREEAM International In-Use: Commercial V6 and BREEAM USA In-Use: Commercial V6

BREEAM In-Use Issue	Alignment	Fitwel Strategy	Workplace Scorecard	Retail Scorecard	Notes
Management					
Man 02 Management engagement and feedback		Commuter Survey	2.2	2.3	Information collected as part of the Fitwel Requirements for Commuter Survey and Occupant Satisfaction Survey may help towards demonstrating compliance with the Man 02 occupant satisfaction survey credits, but additional information is likely to be required to ensure the survey covers internal environmental conditions, internal environmental controls, internal fit-out and contents, and communal facilities in the building. Information collected as part of the Fitwel Requirements for Stakeholder Collaboration Process may help towards demonstrating compliance with the Man 02 credits covering communication to building users and community engagement, but additional information would be required regarding the information provided to building users and community engagement activities.
		Occupant Satisfaction Survey	8.12	8.13	
		Stakeholder Collaboration Process	8.13	8.14	
Health and Wellbeing					
Hea 01 Daylighting		Natural Daylight	7.1	7.1	Information collected as part of the Fitwel daylight calculation requirements will help towards demonstrating compliance with the Hea 01 assessment criteria, but additional information would be required regarding the transmittance of the glazing, room depths and external obstructions.
Hea 02 Control of glare from sunlight		Operable Shading	7.3	7.3	Partial compliance with the Hea 02 assessment criteria would be demonstrated by achieving the Fitwel Requirements, but additional information would be required regarding the type of operable shading (e.g. curtains do not meet the criteria) and that any roof lights also have compliant shading.
Hea 03 Internal and external lighting levels		Pathway and Parking Area Lights	3.7	3.7	Information collected for the 3.7 and 4.4 Fitwel Requirements may help towards demonstrating compliance with the Hea 03 credits for external lighting, but additional information would be required confirming that illuminance levels meet best practice standards and have been measured by a suitably qualified person.
		Safe Entry and Exit Lighting	4.4	4.4	
Hea 06 View out		Views of Nature	7.2	7.2	Partial compliance with the Hea 06 assessment criteria would be demonstrated by achieving the Fitwel Requirements, but additional information would be required to confirm that horizontal distances to windows are all within 8 m and that the area of the windows are at least 20% of the surrounding wall area within the relevant space. (Note: The Alternative Compliance requirements for views to indoor natural elements are not aligned).
Hea 07 User comfort control		Thermal Control	7.5	7.5	Partial compliance with the Hea 07 assessment criteria would be demonstrated by achieving the Fitwel Requirements, but additional information would be required regarding the type of control provided (e.g. stand-alone fans would not meet the criteria).

BREEAM In-Use Issue	Alignment	Fitwel Strategy	Workplace Scorecard	Retail Scorecard	Notes
Hea 08 Ventilation system air intakes and exhausts		Indoor Air Quality Policy	6.3	6.3	Information contained within the Indoor Air Quality Policy established for the Fitwel Requirements may help towards demonstrating compliance with the Hea 08 assessment criteria if this covers the location of air intakes and exhausts.
Hea 09 Carbon dioxide sensors		Indoor Air Quality Testing	6.4	6.4	Partial compliance with the Hea 09 assessment criteria would be demonstrated by achieving the Fitwel Requirements with respect to continuous monitoring of carbon dioxide, but additional information would be required regarding how sensors are linked to ventilation system controls or alerts. (Note: the annual testing requirements are not aligned).
Hea 10 Carbon monoxide detection		Indoor Air Quality Testing	6.4	6.4	Information collected for the Fitwel Requirements in terms of continuous monitoring of carbon monoxide may help towards demonstrating compliance with the Hea 10 assessment criteria, but additional information would be required in terms of monitoring locations and provision of alarms. (Note: the annual testing requirements are not aligned).
Hea 11 Provision of rest areas		Outdoor Space Amenities	3.1	3.1	Partial compliance with the Hea 11 credit for dedicated outdoor space with seating would be demonstrated by achieving the 3.1 and 3.4 Fitwel Requirements, but additional information would be required regarding the distance to, size and capacity of the space.
		Restorative Garden	3.4	3.4	
		Common Break Areas	8.3	8.3	Partial compliance with the Hea 11 credit for facilities to prepare food and drink would be demonstrated by achieving the 8.3 Fitwel Requirements, but additional information would be required regarding accessibility, provision of seating and access during working hours.
		Quiet Room	8.5	8.5	
		Indoor Space Amenity		8.10	
Hea 12 Inclusive design		Safe Entry and Exit Lighting	4.4	4.4	Information collected for the Fitwel Requirements may help towards demonstrating compliance with the Hea 10 assessment criteria as follows: <ul style="list-style-type: none"> - 4.4 and 'Orientation and wayfinding' accessibility features - 5.6 and 'Horizontal and vertical circulation' accessibility features - 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10 and 'Inclusive spaces' accessibility features.
		Stair Safety	5.6	5.6	
		Quiet Room	8.5	8.5	
		Lactation Rooms and Stations	8.6	8.6	
		Multi-purpose Room	8.7	8.7	
		Exercise Room	8.8	8.8	
		Fitness Facility	8.9	8.9	
		Indoor Space Amenity		8.10	
Hea 13 Drinking water provision		Universally Accessible Water Supply	9.1	9.1	Partial compliance with the Hea 13 assessment criteria would be demonstrated by achieving the 9.1 Fitwel Requirements, but additional information would be required regarding the location, condition and type of drinking water dispensers. Additionally, information collected for the 9.2, 10.4 and 11.4 Fitwel Requirements may help towards demonstrating compliance with the Hea 13 assessment criteria.
		Water Bottle Refilling Station	9.2	9.2	
		Water Access	10.4	10.4	
		Water Access	11.4	11.4	

BREEAM In-Use Issue	Alignment	Fitwel Strategy	Workplace Scorecard	Retail Scorecard	Notes
Hea 15 Smoking policy		Tobacco- and Smoke-Free Outdoor Spaces	3.8	3.8	Full compliance with the Hea 15 assessment criteria would be demonstrated through meeting the Fitwel Requirements (including Alternative Compliance requirements) for 3.8, 4.1 and 6.1.
		Tobacco- and Smoke-Free Outdoor Signage	4.1	4.1	
		Tobacco- and Smoke-Free Environment	6.1	6.1	
Hea 16 Indoor air quality management		Indoor Air Quality Policy	6.3	6.3	<p>Partial compliance with the Hea 16 assessment criteria would be demonstrated by achieving the the Fitwel Requirements as follows:</p> <ul style="list-style-type: none"> – 6.3 ('Management and Maintenance' requirements within the Fitwel Indoor Air Quality Policy Standard) with 'provision of information or training to asset users on how to operate and manage the asset's ventilation systems'. – 6.3 ('Management and Maintenance' requirements within the Fitwel Indoor Air Quality Policy Standard) with 'procedures and plans for inspecting the cleanliness of and for cleaning ventilation system components'. – 6.3 ('Procurement' requirements within the Fitwel Indoor Air Quality Policy Standard) and 6.6 with 'procurement policies and operation and maintenance procedures specify products that have low or no emissions of pollutants to air'. – 6.3 ('Construction and Renovations' requirements within the Fitwel Indoor Air Quality Policy Standard) with 'procedures or plans that minimise the impacts on the asset's indoor air quality during maintenance, redecoration, refurbishment or construction activities on the asset'. – 6.4 and 6.5 with 'procedures and plans for regularly monitoring indoor air quality in occupied spaces'. – 8.1 and 8.4 with 'procedures and plans for cleaning the interior of the asset'.
		Indoor Air Quality Testing	6.4	6.4	
		Indoor Air Quality Testing Results	6.5	6.5	
		Green Purchasing Policy	6.6	6.6	
		Bathroom Cleaning Protocol	8.1	8.1	
		Break Area Cleaning Protocol	8.4	8.4	
Hea 19 Drinking water management		Universally Accessible Water Supply	9.1	9.1	Partial compliance with the Hea 19 assessment criteria would be demonstrated by achieving the 9.1 Fitwel Requirements, but additional information would be required regarding the location, condition and type of drinking water dispensers. Additionally, information collected for the 9.2, 10.4 and 11.4 Fitwel Requirements may help towards demonstrating compliance with the Hea 19 assessment criteria.
		Water Bottle Refilling Station	9.2	9.2	
		Water Access	10.4	10.4	
		Water Access	11.4	11.4	

BREEAM In-Use Issue	Alignment	Fitwel Strategy	Workplace Scorecard	Retail Scorecard	Notes
Transport					
Tra 01 Alternative modes of transport		Bicycle Parking	2.3	2.4	Information on bicycle parking, shower, locker and carpooling parking collected for the Fitwel Requirements may help towards demonstrating compliance with the Tra 01 assessment criteria, but additional clarification would be required to ensure the number of each of the provided facilities meet the criteria thresholds.
		Active	2.4	2.5	
		Efficiency	2.6	2.7	
Tra 02 Proximity to public transport		Walkability	1.1	1.1	Information on public transit stops collected for the 1.1, 1.2 and 1.3 Fitwel Requirements may help towards demonstrating compliance with the Tra 02 assessment criteria, but additional information would be required regarding the service frequency at the transit stop(s).
		Walkability	1.2	1.2	
		Walkability	1.3	1.3	The 2.1 Fitwel Requirements are aligned with the Tra 02 assessment criteria requirements for a 'safe pedestrian route', but additional information would be required regarding distance to and service frequency at the transit stop(s).
		Proximity to Transit	1.4	1.4	
		Pedestrian Route to Transit	2.1	2.1	Provision of a free employee shuttle is in accordance with the Incentivizing Transit Fitwel Requirements would help to demonstrate compliance with the Tra 02 credits for providing a dedicated bus service, but additional information would be required regarding timings and routes.
		Incentivizing Transit	2.5	2.6	
Tra 03 Proximity to amenities		Walkability	1.1	1.1	Partial compliance with the Tra 03 assessment criteria would be demonstrated by achieving the Fitwel Requirement 2 in 1.1, 1.2 and 1.3, but additional information would be required to confirm that the available amenities include a sandwich bar/café, a bank/cash machine or postal facilities.
		Walkability	1.2	1.2	
		Walkability	1.3	1.3	
Tra 04 Pedestrian and cyclist safety		Safe Street Infrastructure		2.2	Information collected as part of the 2.2 and 4.2 Fitwel Requirements may help towards demonstrating compliance with the Tra 04 assessment criteria, but additional information would be required in terms of location of parking areas and service delivery access points, routes and maneuvering areas.
		Main Pedestrian Entrance	4.2	4.2	
Resources					
Rsc 05 Sustainable procurement		Green Purchasing Policy	6.6	6.6	Information contained within the Green Purchasing Policy established for the Fitwel Requirements may help towards demonstrating compliance with the Rsc 05 assessment criteria, but additional information would be required in terms of the scope of materials, products and services covered by the policy, endorsement by senior management and procurement requirements for timber products.
Resilience					
Rsl 03 Natural hazard risk assessment		Emergency Preparedness Plan	12.1	12.1	Partial compliance with the Rsl 03 assessment criteria could be demonstrated by achieving the Fitwel Requirements, but the Emergency Preparedness Plan would need to cover all relevant natural hazards identified in a natural hazard risk assessment.
Rsl 06 Emergency plans and climate-related physical risks		Emergency Preparedness Plan	12.1	12.1	Partial compliance with the Rsl 06 assessment criteria could be demonstrated by achieving the Fitwel Requirements, but the Emergency Preparedness Plan would need to cover the protection of property, environment impacts and/or climate-related physical risks.

BREEAM In-Use Issue	Alignment	Fitwel Strategy	Workplace Scorecard	Retail Scorecard	Notes
Land use and Ecology					
Lue 01 Planted area		Restorative Garden	3.4	3.4	Information on vegetation collected as part of the Fitwel Requirements may help towards demonstrating compliance with the Lue 01 assessment criteria, but additional information would be required in terms of other horizontal and vertical planted areas.
Lue 02 Ecological features of planted area		Restorative Garden	3.4	3.4	Information on vegetation collected as part of the Fitwel Requirements may help towards demonstrating compliance with the Lue 02 assessment criteria, but additional information would be required in terms of other ecological features.
Lue 04 Biodiversity Management Plan		Integrated Pest Management	6.8	6.8	Information in the Integrated Pest Management plan produced for the Fitwel Requirements may help towards demonstrating compliance with the Lue 04 assessment criteria for integrated pest management, but the plan would need to cover external areas.
Pollution					
Pol 10 Response to pollution incidents		Emergency Preparedness Plan	12.1	12.1	Partial compliance with the Pol 10 assessment criteria could be demonstrated by achieving the Fitwel Requirements, but the Emergency Preparedness Plan would need to cover potential pollution incidents.

