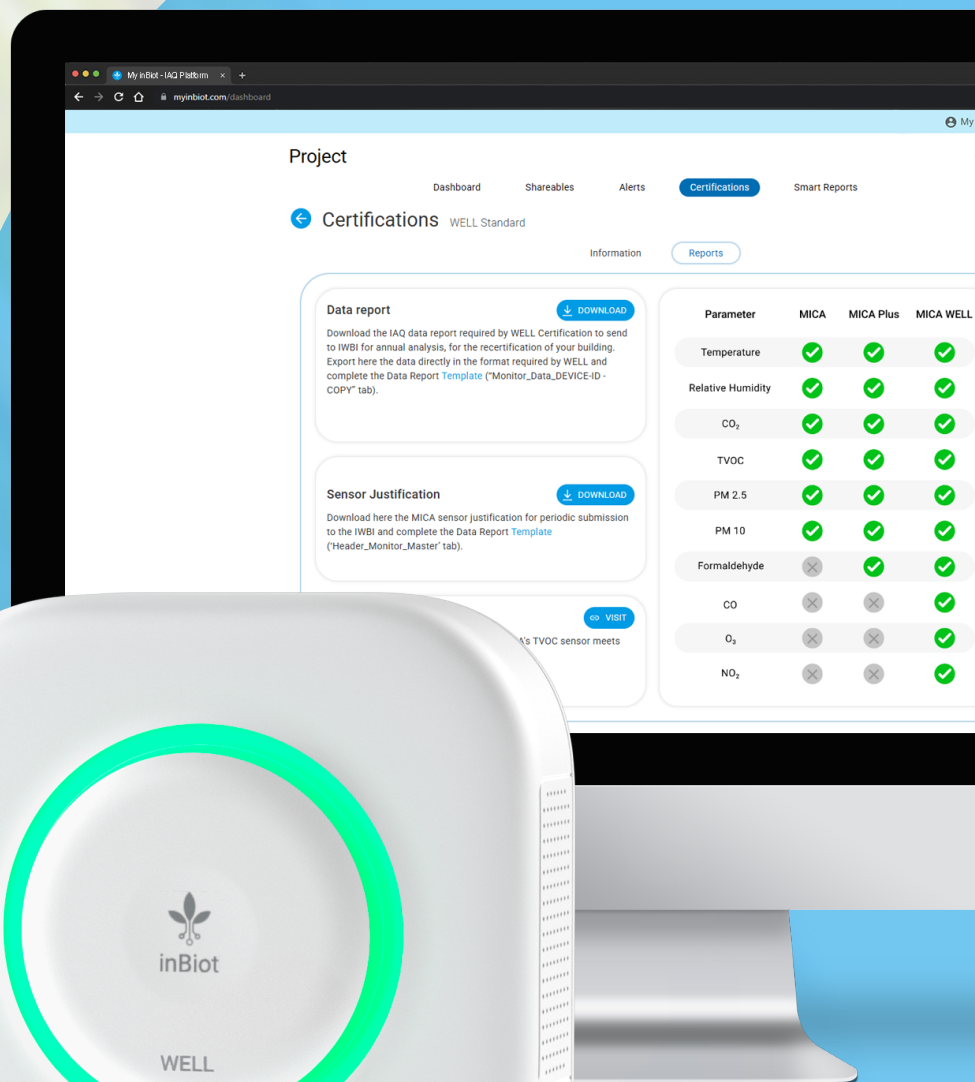


# WELL Compliance



## WELL Certification



**WELL** is a certification focused on the **health and comfort** of **users**, based on building performance rather than the prescription of specific solutions.

It operates under 10 key concepts that provide sufficient knowledge and metrics within a holistic and integrated certification process: **air**, water, nourishment, light, movement, thermal comfort, sound, materials, mind, and community.

For each concept, some requirements are mandatory (precondition) and others are optional (optimization) that allow the accumulation of additional points, with a minimum of 40 points required to achieve certification.



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL  
COMFORT



SOUND



MATERIALS



MIND



COMMUNITY

Due to the significant impact of air quality on our health, air is listed first among the key concepts that WELL aims to improve. WELL promotes proper indoor air quality by encouraging adequate level verification, **monitoring**, and various improvement methods: elimination and reduction of pollutant sources, behavior intervention that worsens air quality, and a **special emphasis** on implementing **indoor air quality control systems**.

# How we can help you

At **inBiot**, we offer a **comprehensive solution** tailored to the needs of each WELL project. The MICA device is the cornerstone of the solution. It allows monitoring and control of the most relevant pollutants for healthy indoor air quality.

But there is more than just MICA. inBiot’s solution also includes the necessary documentation<sup>[1]</sup>, as well as Calibration Status Report and annual periodic data reports in the specific format included in the WELL Performance Verification Guidebook<sup>[2]</sup>, along with all the information (tables and summaries) needed to meet the requirements of the WELL Standard regarding Indoor Air Quality.

## MICA

**MICA is the essential element** for achieving WELL certification. It is an intelligent air quality monitor capable of tracking a **wide set of up to 12 IAQ parameters**. Its compact design includes advanced, **high-precision sensor technology**.

Additionally, communication with the My inBiot web platform allows **real-time** visualization of indoor air quality, access to **historical data**, and insights for each parameter.

Choose the option that best fits your needs. From the **MICA**, which measures 6 parameters with significant health impact, to the **MICA Plus**, which also includes formaldehyde, and the **MICA WELL**, the most complete model—each is equipped with advanced technology to monitor room air quality with high precision.



Parameter	MICA	MICA Plus	MICA WELL
Temperature	✓	✓	✓
Relative Humidity	✓	✓	✓
CO <sub>2</sub>	✓	✓	✓
TVOC	✓	✓	✓
PM 2.5	✓	✓	✓
PM 10	✓	✓	✓
Formaldehyde	✗	✓	✓
CO	✗	✗	✓
O <sub>3</sub>	✗	✗	✓
NO <sub>2</sub>	✗	✗	✓

[1] Documentation required for WELL compliance, including calibration status certificates and periodic data reports in the specific format required by the International WELL Building Institute (IWBI), is available through My inBiot Business.

[2] WELL Performance Verification Guidebook Version: 2025-01 Published February 4, 2025.

## WELL Certification with inBiot

With inBiot, you can collect the necessary data to meet WELL certification criteria. It ensures mandatory requirements and helps earn additional points. inBiot's solutions are designed to **guarantee mandatory requirements** A01, A03, and T01, and to **earn extra points** through A05, A06, A08, T06, and T07 to achieve a higher overall WELL score.

Action Areas	Feature	Part	Parameter	Requirement	MICA	MICA Plus	MICA WELL
A01	Air Quality	1	PM2.5, PM10	Precondition	✓	✓	✓
		2	TVOC Monitoring	Precondition	✓	✓	✓
		3	CO, O <sub>3</sub>	Precondition	✗	✗	✓
		5	PM2.5, PM10, TVOC, Formaldehyde, CO, O <sub>3</sub>	Precondition	✓	✓	✓
A03	Ventilation Design	1	CO <sub>2</sub>	Precondition	✓	✓	✓
A05	Enhanced Air Quality	1	PM2.5, PM10	Optimization 2pts	✓	✓	✓
		3	CO, NO <sub>2</sub>	Optimization 1pt	✗	✗	✓
A06	Enhanced Ventilation Design	1	CO <sub>2</sub>	Optimization 2pts	✓	✓	✓
A07	Operable Windows	2	Temperature, Relative Humidity, PM2.5, PM10	Optimization 1pt	✓	✓	✓
A08	Air Quality Monitoring and Awareness	1	CO <sub>2</sub> , PM2.5, PM10, TVOC, CO, O <sub>3</sub> , NO <sub>2</sub> , Formaldehyde (at least 3)	Optimization 1pt	✓	✓	✓
		2	Data visualization accessible to occupants	Optimization 1pt	✓	✓	✓
T01	Thermal Performance	1	Temperature, Relative Humidity	Precondition	✓	✓	✓
		2	Temperature, Relative Humidity	Precondition	✓	✓	✓
T06	Thermal Comfort Monitoring	1	Temperature, Relative Humidity, data visualization	Optimization 1pt	✓	✓	✓
T07	Humidity Control	1	Relative Humidity	Optimization 1pt	✓	✓	✓

## Accredited inBiot technology

All our devices have been accredited by the International WELL Building Institute (IWBI) with the **“Works With WELL”** mark, validating their alignment with WELL standards. Notably, our most advanced monitor, **MICA WELL**, is equipped with precision sensors that track a wide range of parameters, enabling companies to **achieve the highest WELL scores compared to any other device** on the market.

Visit WELL's directory



The sensor performance criteria are detailed in the following table, based on the guidelines of the **Performance Verification Guidebook**.

Parameter	Unit	Sensor Technology	Range	Accuracy	Model
Temperature	°C	MEMs	10 - 40 °C	± 0.5 °C (± 0.9 °F)	MICA MICA Plus MICA WELL
Relative Humidity	%	MEMs	5 - 95 %RH	± 5% at 10 - 90%	MICA MICA Plus MICA WELL
CO <sub>2</sub>	ppm	NDIR	0 - 5.000 ppm	±50 ppm + 5% at 500 - 2000 ppm	MICA MICA Plus MICA WELL
TVOC	ppb o µg/m³	Metal Oxide MOx	0 - 2.000 µg/m³	±20 µg/m³ + 15% at 1-500 µg/m³	MICA MICA Plus MICA WELL
PM 2.5	µg/m³	Optical/laser particle counter	0 - 1.000 µg/m³	±5 µg/m³ + 20% at 1 - 100 µg/m³	MICA MICA Plus MICA WELL
PM 10	µg/m³	Optical/laser particle counter	0 - 1.000 µg/m³	±5 µg/m³ + 20% at 1 - 100 µg/m³	MICA MICA Plus MICA WELL
Formaldehyde	ppb	Electrochemical	20 - 1000 ppb	±20 ppb at 0 - 100 ppb	MICA Plus MICA WELL
CO	ppm o µg/m³	Electrochemical	0.1 - 25 ppm	±1 ppm at 0 - 10 ppm	MICA WELL
O <sub>3</sub>	ppb o µg/m³	Electrochemical	10 - 500 ppb	± 10 ppb at 0 - 100 ppb	MICA WELL
NO <sub>2</sub>	ppb o µg/m³	Electrochemical	5 - 500 ppb	±20 ppb at 0 - 100 ppb	MICA WELL

## Reporting resources

My inBiot Business platform offers all the tools for reporting data to IWBI. Both the annual data report and the specification report for sensor justification are available in the format required by IWBI with a simple download.

Information

Reports

**Data report**

Download the IAQ data report required by WELL Certification to send to IWBI for annual analysis, for the recertification of your building. Export here the data directly in the format required by WELL and complete the Data Report [Template](#) ("Monitor\_Data\_DEVICE-ID - COPY" tab).

Download

**Sensor Justification**

Download here the MICA sensor justification for periodic submission to the IWBI and complete the Data Report [Template](#) ("Header\_Monitor\_Master" tab).

Download

**TVOC sensor compliance**

Visit this link for an explanation of how MICA's TVOC sensor meets WELL accuracy requirements.

Visit

Parameter	MICA	MICA Plus	MICA WELL
Temperature	✓	✓	✓
Relative Humidity	✓	✓	✓
CO <sub>2</sub>	✓	✓	✓
TVOC	✓	✓	✓
PM 2.5	✓	✓	✓
PM 10	✓	✓	✓
Formaldehyde	✗	✓	✓
CO	✗	✗	✓
O <sub>3</sub>	✗	✗	✓
NO <sub>2</sub>	✗	✗	✓

Additionally, the [Calibration Status Report](#) is also available. This document verifies the calibration status of the sensors. It includes a brief description of adjustments made to ensure data reliability, along with a list of devices and their calibration status at the time of download.

These reports can be sent directly to IWBI for annual analysis and building recertification processes, helping companies manage data more efficiently, **saving time, and simplifying the process**

Indoor Air Quality

Calibration Status


**NEW SMART REPORT**

**What is it?**

Smart reports are reports that can be downloaded on a regular basis in order to know in a precise and visual way the status and evolution of the indoor air quality. The parameters shown in each report will depend on the type of MICA and the parameters monitored in each case.

These reports facilitate the interpretation of the data during specific monitoring periods and allow to clearly identify areas for improvement in order to take effective measures.

**Calidad del Aire Interior**  
Informe Inteligente



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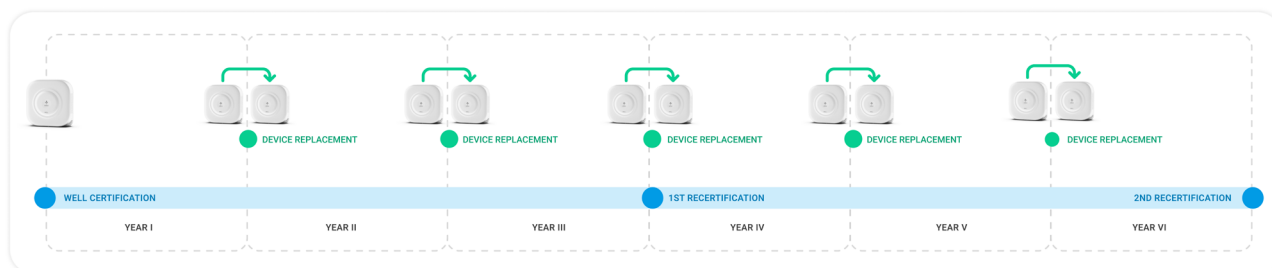
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# WELL Compliance Replacement

The WELL Standard certification, through the WELL Performance Verification Guidebook, also requires annual calibration or replacement of sensors measuring air quality parameters, therefore, inBiot proposes a solution to meet this requirement: **WELL Compliance Replacement**.

WELL Compliance Replacement is the optimal solution for new or ongoing WELL projects or projects with already installed MICA devices owned by the client. This service offers periodic and annual replacement of the previously installed MICA device with a new unit of identical characteristics during the term of the contracted plan.

Replacements are scheduled to align with the annual WELL certification date, meeting the annual calibration and/or replacement requirement established in the WELL Performance Verification Guidebook. This ensures the



It's not necessary to contract this service at the time of acquiring a MICA device. Subscription can occur at any later time, as long as the client already owns a MICA device.

**Benefits** of the WELL Compliance Replacement service:

- Guaranteed compliance with the IWBI's annual sensor replacement or calibration requirement.
- Operational cost savings by avoiding on-site calibration of multiple parameters and reducing technician travel or double visits.
- No data interruptions: device replacement avoids data loss during calibration, ensuring continuous logging and traceability.
- Automatically scheduled replacements at certification-required intervals, with no need for the client to manage dates or processes.

## Beyond performance testing: the added value of continuous monitoring

One-off tests, such as the Performance Testing required by the WELL standard, allow for the verification of compliance with key requirements related to air quality and thermal comfort at a specific point in time. They are a useful tool for the initial assessment of a space's performance.

As a complement to this strategy, continuous monitoring offers a broader and more dynamic approach. Through real-time data collection (Sensor Data), it becomes possible to maintain constant control over environmental parameters, identify deviations early, and implement proactive corrective measures. This continuous approach enables more efficient management, helps optimize the building's environmental performance, and supports compliance with a greater number of WELL standard requirements, both mandatory and optimization features.



	Sensor Data	Performance Test
Management of healthy and efficient spaces	✓ Essential for <b>effective management</b> of healthy, sustainable, and efficient buildings.	⚠ Offers only a <b>partial view</b> ; does not allow for continuous management.
Integration with automation	✓ <b>Integrable</b> with HVAC and BMS systems.	⚠ Not applicable.
Data and information	✓ Converts data into <b>useful information</b> with the My inBiot tool, facilitating system optimisation and energy savings.	⚠ Limited data, without real-time analysis tools.
Representativeness of IAQ	✓ High <b>representativeness</b> : reflects the changing conditions of a space.	⚠ Only measures an <b>isolated moment</b> .
Continuous improvement	✓ Allows the identification of pollution sources and adjustment of ventilation.	⚠ Does not guide improvements: a single measurement does not provide traceability.
Evidence for WELL compliance	✓ Provides <b>continuous evidence</b> of compliance.	⚠ Does not allow for continuous monitoring requirements.
Awareness requirements	✓ Allows real-time display of IAQ on screens or indicators, meeting <b>awareness</b> requirements.	⚠ Does not allow for constant visualisation or real-time user awareness.
WELL points	✓ Up to 3 Preconditions and 10 extra points.	⚠ Up to 2 Preconditions and 5 extra points.

## Earn More WELL Points with inBiot's Continuous Monitoring

Achieve up to 3 preconditions and 10 optimization points with continuous monitoring using MICA (Sensor Data)—that's up to 1 more precondition and 5 additional points compared to one-off testing (Performance Testing).

Feature	Requirement	Part	Contaminants	Sensor data	Performance test
A01 Air Quality	Precondition	Part 1: Meet Thresholds for Particulate Matter Part 2: Meet Thresholds for Organic gases Part 3: Meet Thresholds for Inorganic Gases Part 5: Measure Air Parameters	PM2.5, PM10  Organic gases  CO, O <sub>3</sub>  PM2.5, PM10, TVOC, CO, O <sub>3</sub>	Option 1: Acceptable thresholds Option 2: Modified thresholds in polluted regions Option 3: Dynamic thresholds in polluted regions  Option 2: TVOC continuous monitoring	Option 1: Laboratory-based VOC tests (including Benzene, Formaldehyde and Toluene)
A03 Ventilation Design	Precondition	Part 1: Ensure Adequate Ventilation	CO <sub>2</sub>	Option 4: Ventilation monitoring	
A05 Enhanced Air Quality	Optimization 2pts	Part 1: Meet Enhanced Thresholds for Particulate Matter	PM2.5, PM10	✓	✓
	Optimization 1pt	Part 2: Meet Enhanced Thresholds for Organic Gases	Organic gases	✓	✓
	Optimization 1pt	Part 3: Meet Enhanced Thresholds for Inorganic Gases	CO, NO <sub>2</sub>	✓	✓
A06 Enhanced Ventilation Design	Optimization 2pts	Part 1: Increase Outdoor Air Supply	CO <sub>2</sub>	Option 4: Ventilation monitoring	
A07 Operable Windows	Optimization 1pt	Part 2: Manage Window Use	Temperature, Relative Humidity, PM2.5	✓	
A08 Air Quality Monitoring and Awareness	Optimization 1pt	Part 1: Install Indoor Air Monitors	CO <sub>2</sub> , PM2.5 or PM10, TVOC, CO, O <sub>3</sub> , NO <sub>2</sub> , Formaldehyde (at least 3)	✓	
	Optimization 1pt	Part 2: Promote Air Quality Awareness	n/a	✓	
T01 Thermal Performance	Precondition	Part 1: Provide Acceptable Thermal Environment Part 2: Measure Thermal Parameters	Temperature  Temperature	Option 2: Long-term thermal data  Option 2: Continuous monitoring	Option 1: Performance verified environmental conditions  Option 1: Semi-annual testing (including: DBT, RH, air speed, MRT)
T06 Thermal Comfort Monitoring	Optimization 1pt	Part 1: Monitor Thermal Environment	Temperature, Relative Humidity	✓	
T07 Humidity Control	Optimization 1pt	Part 1: Manage Relative Humidity	Relative Humidity	Option 3: Long-term humidity data	Option 1: Mechanical humidity control



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