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BSI Standards Publication

# Health and well-being and indoor environmental quality in buildings

Part 1: Health and well-being in non domestic buildings –  
Code of practice

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### Summary of pages

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# Foreword

## Publishing information

This British Standard is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 30 April 2023. It was prepared by Technical Committee CB/401, *Retrofitting energy efficiency measures*. A list of organizations represented on this committee can be obtained on request to the committee manager.

BSI Committee CB/401 takes collective responsibility for the preparation of this British Standard. The Committee wishes to acknowledge the contribution of EFT Consult and the members of the steering group for the development of the draft PAS 3003, which formed the basis for this standard.

## Relationship with other publications

This British Standard is complementary to BS 40101, which covers the whole area of building performance evaluation.

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It has been assumed in the preparation of this British Standard that the execution of its provisions will be entrusted to appropriately qualified and experienced people, for whose use it has been produced.

## Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is “should”.

*Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.*

The word “should” is used to express recommendations of this standard. The word “may” is used in the text to express permissibility, e.g. as an alternative to the primary recommendation of the clause. The word “can” is used to express possibility, e.g. a consequence of an action or an event.

Notes and commentaries are provided throughout the text of this standard. Notes give references and additional information that are important but do not form part of the recommendations. Commentaries give background information.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

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## Introduction

In recent years, regulatory and commercial pressures have led designers, constructors, building owners/landlords, tenants and maintenance teams to focus on minimizing energy costs without considering that control of indoor energy sources or improving ventilation might lead to unintended consequences. This can compromise occupant mental or physical health and well-being. Environmental conditions can also be negatively impacted due to incorrect commissioning and operation of systems, leading to poor performance.

With the growing concern over the impact and cost of ill-health and pressures on public services, efforts need to be made to improve the quality of building stock to meet the well-being needs of current and future generations. In so doing, there are tangible benefits to be realized, including the following:

- a) cost savings: local or personalized control and automation of systems not only improves well-being but can enhance energy efficiency and therefore reduce operational expenditure;
- b) improved performance of occupants: increased cognitive function, productivity and reduction in fatigue, tiredness and stress;
- c) employee, tenant, customer retention and loyalty: improved indoor environmental quality (IEQ) creates an environment in which occupants feel comfortable and valued; and
- d) attraction of new staff, customers and tenants to buildings as the “location of choice”.

The building sector requires harmonized standardization of health and well-being performance of non-domestic buildings. Therefore, this British Standard has been developed to give recommendations for the measuring, monitoring and reporting of the health and well-being factors influenced by the building and the building services. It includes a multi-layered evaluation system that generates an IEQ performance level and helps users to identify areas for improvement.

This British Standard sets out a holistic approach to the evaluation of all indoor environmental quality issues, rather than the evaluation of individual elements in isolation.

## 1 Scope

This British Standard gives recommendations for the measuring, monitoring and reporting of the well-being and indoor environmental quality (IEQ) performance of an occupied building and the associated building services.

This British Standard provides an evaluation and rating system, the purpose of which is to enhance IEQ, with the aim of creating buildings which support and improve the well-being of building occupants; including, but not limited to, staff, visitors, tenants and customers.

The IEQ performance score generated as an outcome of this evaluation provides organizations with a benchmark score that can be used to identify areas of below par performance and enable improvements to be made accordingly.

It is applicable to non-domestic buildings, including existing building stock. It can be used along with other standards and design guidance, in existing buildings, renovations and new build developments for target setting, evaluation and assessment of health and well-being in buildings. It covers a good practice approach to the evaluation and assessment of the following factors:

- a) air quality;
- b) light quality;
- c) thermal comfort; and
- d) acoustic and soundscape quality.

*NOTE* The indoor environmental characteristics in terms of their definition, evaluation and interpretation are detailed in [BS EN 16798-1](#), [PD CEN/TR 16798-2](#) and [BS EN ISO 7730](#).

It does not cover:

- 1) spaces used for permanent or semi-permanent habitation;
- 2) temporary structures;
- 3) construction methods;
- 4) furniture, fixtures and equipment (FF&E);
- 5) health and well-being not related to the building or the building services;
- 6) medical assessment or evaluation;
- 7) cultural norms and acceptable behaviours;
- 8) life safety systems;
- 9) mold/mould;
- 10) water quality; or
- 11) electro-magnetic fields.

This British Standard is for use by any organization of any size and sector. It is for use by design, construction, surveying and facilities management professionals, and also by landlords, employers, employee representatives, occupational health and safety and well-being professionals.

## 2 Normative references

There are no normative references in this document.<sup>1)</sup>

<sup>1)</sup> Documents that are referred to solely in an informative manner are listed in the Bibliography.