






RESPONSIBLE FIT-OUT TOOLKIT: FIT-OUT RATINGS COMPARISON MATRIX

	 Refurbishment & Fit-Out	 Interior Design & Construction	 Ska rating	 INTERNATIONAL WELL BUILDING INSTITUTE™ WELL	 fitwel SM
Administrator	BRE	US Green Building Council	RICS	International WELL Building Institute	Center for Active Design
Certification body	BRE	GBCI	RICS	GBCI	Center for Active Design
Country of origin	UK	US	UK	US	US
Certification types	Wide variety of commercial property types. Involves a four-part modular approach: <ul style="list-style-type: none"> - Part 1: Fabric & Structure - Part 2: Core Services - Part 3: Local Services - Part 4: Interior Design 	<ul style="list-style-type: none"> - Commercial interiors - Retail - Hospitality 	<ul style="list-style-type: none"> - Office - Retail 	Wide variety of commercial property types. WELL v2 (2018) consolidates previous WELL v1 iterations into one certification scheme for all project types. A shell & core element still exists as a separate element.	<ul style="list-style-type: none"> - Commercial interior spaces - Single-tenant building - Multi-tenant whole building / base build - Multifamily residential
Compliance route	Evidence-based	Evidence-based	Evidence-based	Performance-based	Evidence-based
Levels of certification	Pass, Good, Very good, Excellent, Outstanding.	Certified, Silver, Gold, Platinum.	Bronze, Silver, Gold.	Certified, Silver, Gold, Platinum.	1 Star, 2 Star, 3 Star.
UK market visibility & exposure	BREEAM well established in UK and internationally.	Lower in comparison to BREEAM. Much higher exposure in US.	Lower in comparison to BREEAM.	Relatively new entry to UK market, but knowledge and uptake growing. Much higher exposure in US.	Relatively new entry to UK market, but knowledge and uptake growing. Much higher exposure in US.

Assessment criteria	<ul style="list-style-type: none"> - Management - Health & wellbeing - Energy - Transport - Water - Materials - Waste - Land use & ecology - Pollution - Innovation 	<ul style="list-style-type: none"> - Location & transportation - Sustainable sites - Water efficiency - Energy & atmosphere - Materials & resources - Indoor environmental quality - Innovation - Regional priority 	<ul style="list-style-type: none"> - Energy & CO₂ - Materials - Pollution - Project Delivery - Transport - Waste - Water - Wellbeing 	<ul style="list-style-type: none"> - Air - Water - Nourishment - Light - Movement - Thermal comfort - Sound - Materials - Mind - Community 	<ul style="list-style-type: none"> - Location - Building Access - Outdoor spaces - Entrances & Ground floors - Stairwells - Indoor environments - Workspaces - Shared spaces - Water supply - Food services - Vending machines & snack bars - Emergency procedures
Flexibility	Allows selection of features based on project-specific parameters but has minimum requirements.	Allows selection of credit objectives and flexibility in evidence required to demonstrate compliance with each credit's objectives but has minimum requirements.	Flexible scoping exercise to suit the scope of the fit-out works but certain Gateway Measures must be achieved.	Allows selection of features based on project-specific parameters but has minimum requirements.	Flexible scoping exercise to suit the scope of the workplace. No minimum requirements.
Fees	Fixed registration fee (£850). Certification fees dependent on the area and building parts assessed, incurring greater cost for larger fit-outs.	Fixed registration (\$1,200-1,500). Certification fees dependent on the area assessed incurring greater cost for larger fit-outs (\$2,000 minimum).	No registration cost and low certification cost. Costs independent of the scope and size of the fit-out.	Registration, certification and verification fees dependent on the area assessed, incurring greater cost for larger fit-outs (\$7,300 minimum). Recertification required every three years.	Registration: \$500 Certification: \$6,000. Costs independent of the scope and size of the fit-out. Recertification required every three years.

Practicalities	<ul style="list-style-type: none"> - Freely available online assessment tool. - Developed with UK market in mind. - Does not allow for operational performance validation. An additional BREEAM In-Use assessment is required for this. - Two-tiered (design and post construction) quality assurance process in place. Certification time can be lengthy. - Expertise, resourcing and evidence required can be extensive. Considered an 'investment grade' rating. 	<ul style="list-style-type: none"> - Freely available online assessment tool and scorecard. - Developed with US market in mind. - Does not allow for operational performance validation. An additional LEED Operations + Maintenance is required for this. - Two-tiered (design and post construction) quality assurance process in place. Certification time can be lengthy. - Expertise, resourcing and evidence required can be extensive. Considered an 'investment grade' rating. 	<ul style="list-style-type: none"> - Freely available online assessment tool. - Developed with UK market in mind. - Option for occupancy stage assessment to validate operational performance 12 months after occupation. - One tiered QA process after handover certification has been obtained. Certification time relatively short. - Expertise, resourcing and evidence required lower in comparison to other ratings. Considered an 'entry level' rating. 	<ul style="list-style-type: none"> - Freely available online assessment tool. - Developed with US market in mind. - Performance based certification and recertification allows for operational performance validation. - Compliance is validated through performance-based tests onsite (e.g. IAQ testing). Certification time can be lengthy. - Expertise, resourcing and evidence required can be extensive. Considered an 'investment grade' rating. 	<ul style="list-style-type: none"> - Freely available online assessment tool and scorecard. - Developed with US market in mind. - Recertification allows for operational performance validation. - One tiered online QA process. Certification time relatively short - typically under 12 weeks. - Expertise, resourcing and evidence required lower in comparison to other ratings. Considered an 'entry level' rating.
More information	www.breeam.com/discover/technical-standards/refurbishment-and-fit-out/	www.usgbc.org/leed	www.rics.org/uk/knowledge/ska-rating/benefits-of-ska/	www.wellcertified.com	www.fitwel.org