Achieve Fitwel Certification and Maximize Points With Kaiterra's IAQ Monitoring Solution

Recent updates in LEED, WELL, and Fitwel signal a shift in how we manage buildings and IAQ

Box-ticking

Focus on completing checklists, defining policies, etc.

"Are we designing the HVAC right to provide adequate air?"

Periodic testing

Take sporadic tests of the environment to gauge performance

"Are we able to pass the annual air quality test?"

Real-time monitoring

Install monitors to get continuous data on the environment

"Are we providing good air quality to occupants at all times?"

More companies are making the transition
from air quality testing to continuous monitoring

Air Quality Testing

- ✗ Individual tests are expensive
- ✗ Require scheduling, onsite assistance, etc.
- ✗ Limited data points in selected locations
- ✗ Higher risk of bias due to timing and location
- ✗ Risk of non-compliance with certifications
- ✗ Cannot be used to inform decisions

Continuous Monitoring

- ✔ More cost effective over time
- ✔ Install once and data is collected automatically
- ✔ Comprehensive coverage, real-time sampling
- ✔ Provide an accurate picture of the environment
- ✔ More points awarded in certifications
- ✔ Help inform design and operation decisions

Kaiterra provides a single solution compatible with Fitwel, earning your projects up to 2.58 points.

All while simplifying the certification process and freeing your team from the hassle of annual spot testing.

WORKS
WITH
WELL

Meet Fitwel's requirements

Provide 2.58 points in Fitwel

More cost effective

10x less hassle for the team

Signature Fitwel Project Powered by Kaiterra

Salesforce Offices
Fitwel (VRM)

Fitwel is one of the most flexible and accessible building certification programs. [Kaiterra makes Fitwel even simpler](), helping you secure points toward certification through reliable air quality monitoring solutions.

kaiterra

Key IEQ Features
Fitwel v2.1

Indoor air quality management is a key component of Fitwel's Indoor Environment strategy for commercial and interior spaces.

You can earn certification points through Strategies 6.4 and 6.5 through continuously monitoring air quality with a RESET-accredited device and meeting specific air quality targets.

Strategy 6: Indoor Environments	Points Available
6.1 Tobacco- and Smoke- Free Environment	2.67 - 3.08
6.2 Asbestos-Safe Property	2.88 - 3.91
6.3 Indoor Air Quality (IAQ) Policy	2.88 - 2.52
6.4 Indoor Air Quality Testing	1.44 - 1.96
6.5 Indoor Air Quality Testing Results	1.44 - 1.96
6.6 Green Purchasing Policy	0.54 - 0.56
6.7 Chemical Storage Ventilation	1.23 - 1.68
6.8 Integrated Pest Management	1.85 - 2.52

.:|:.fitwel®

Key IEQ Features
Fitwel v3

You can earn certification points through IAQ strategies in Section 11 by continuously monitoring air quality with a RESET-accredited device and meeting specific air quality targets.

Section 11: Operations & Maintenance	Points Available
Air Quality Assessment Results	0.46 - 0.92
Chemical Purchasing Policy	1.10
Construction Safety	2.01
Cleaning Protocol	1.46
Exterior Maintenance Plan	2.38
Hazardous Waste Management Plan	2.38
Indoor Air Quality (IAQ) Assessment	0.83 - 1.66
Indoor Air Quality (IAQ) Policy	2.01
Integrated Pest Management Plan	1.46
Radon Safe Property	0.73 - 1.46
Safe Chemical Storage	1.46
Support Biodiversity	1.01 - 2.01
Stormwater Management Plan	2.56
Water Management Program	2.19

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How Kaiterra IAQ Solutions Align with Fitwel v2.1 & v3

Fitwel v2.1: Earn a maximum of 3.92 points with Kaiterra through the Indoor Environment strategy

Strategy 6: Indoor Environments

6.4	**Indoor Air Quality Testing**	
	Use Kaiterra monitors to continuously measure five key IAQ parameters in all regularly occupied spaces, meeting minimum thresholds: PM2.5, TVOC, CO2, and relative humidity.	**1.96 points**
6.5	**Indoor Air Quality Testing Results**	
	Share indoor air quality testing results with regular occupants via tenant manual, annual communication materials, or digital platform such as Kaiterra's Web App and API tools.	**1.96 points**

Fitwel v3: Earn a maximum of 2.58 points with Kaiterra and air testing

Section 11: Operations & Maintenance

		Requirement	Parameters	Allowed methods	Compliance
Performance	**Indoor Air Quality (IAQ) Assessment** **1.66 Points**	Mandatory	$PM_{2.5}$	Monitoring	✓
		Mandatory	CO_2	Monitoring	✓
		Mandatory	Temperature	Monitoring	✓
		Choose 3*	TVOC	Monitoring or testing	✓
			RH	Monitoring or testing	✓
			Ozone	Testing	Parameter available
			CO	Testing	Parameter available
			NO_2	Testing	Parameter available
			HCHO	Testing	✗
Operations	**Air Quality Assessment Results** **0.92 Points**	Share IAQ data		Digital platform or emails	✓

*To earn 1.66 points, projects must test at least one of these four parameters listed via air testing.

Go beyond real-time IAQ data and unlock deep insights to optimize your spaces.

Address issues faster before it impacts your certification

Fix problematic spaces before it causes complaints

Identify opportunities for energy efficiency and space utilization

Inform future design & build as well as capital decisions

Real use cases
from our clients driving tangible improvements

Hold handloards accountable on HVAC maintenance
→ Approved HVAC upgrades to improve air intake

Monitor and optimize filter change schedules
→ Ensure 99%+ filtration rate

Advise design team on supplier selections
→ Changed phone booth, flooring, etc. Prevented air quality issues at the roots

Form emergency response plans
→ Shield all occupants from wirefire smoke in Chicago, NYC, Delhi, etc.

Identify HVAC inefficiencies and improve run time
→ 32% energy savings in just one building
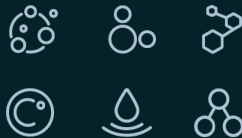
Commercial Air Quality Monitors
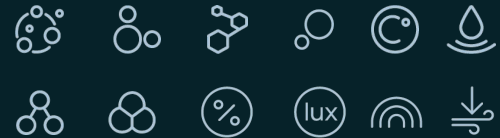## Built for Different Monitoring Needs

Sensedge
(SE-100)
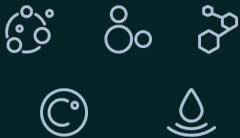
Sensedge Mini
(SE-200 & SE-200P)

Sensedge Mini for Outdoors
(SE-201 & SE-201P)

Sensedge Go
(SE-300)

Best for display & engagement

Parameters	Particulate matter
	TVOC
	CO_2
	Temperature
	Relative humidity

Power	100-240V AC (USB Type-C)
	Power-over-ethernet*
	Battery *

Connectivity	Wi-Fi
	Ethernet
	BACnet
	Modbus
	Local and cloud MQTT
	Open API

WORKS WITH **WELL**

RESET
INTERNATIONAL STANDARD
HEALTHY BUILDINGS

kaiterra

Best wired solution, with both cloud analytics & BMS integration in one

| Parameters	Particulate matter TVOC CO_2 Ozone Temperature Relative humidity
Power	100-240V AC (USB Type-C) 12-30V DC (via direct wiring) Power-over-ethernet*
Connectivity	Wi-Fi Ethernet BACnet Modbus Local and cloud MQTT Open API

100% wireless & battery powered, up to 8 years of battery life

Parameters	PM2.5, PM10, TVOC, CO2, Temp, Relative Humidity, Occupancy, Atmospheric pressure,Light (lux and spectrum)
	Optional: O3, CO, NO2
Power	Up to 8 years of battery life using Adaptive Sampling™
	Over 4 years using a high frequency fixed sampling rate
	USB Type-C port available
Connectivity	Sub-Ghz wireless via gateway Gateway supports ethernet and cellular BACnet Open API

The Most Powerful IAQ Analytics Built by IAQ experts

Assess, analyze, and report on your air quality easily with Kaiterra Web App
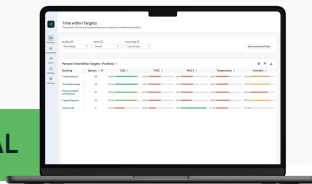
STRATEGIC

OPERATIONAL
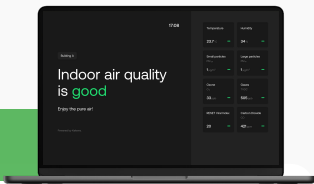
ANALYTICAL

Track & Benchmark

Assess at a high level and track progress via KPIs
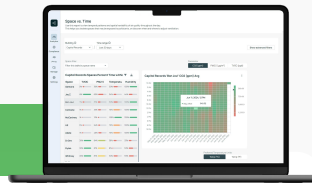
- ⊘ Portfolio Report
- ⊘ Time within Target

Monitor & Report

View live data and trends to report compliance and issues

- ⊘ Live data
- ⊘ Kiosk View
- ⊘ Alert
- ⊘ Trend report

Troubleshoot & Discover

Dive deep into problematic areas and explore optimization

- ⊘ Space vs. Time
- ⊘ Under-ventilated Spaces
- ⊘ Space utilization

We're here to support you in your journey to Fitwel certification

➜ Dedicated Customer Success Manager (who are WELL APs, RESET APs, and LEED APs)

➜ Sensor mapping and floor plan review (to ensure placement meet relevant requirements)

➜ Remote installation and deployment support

➜ Data validation and calibration support (to meet relevant annual calibration requirement)

➜ Supported IWMS and BMS integration

➜ Quarterly Air Quality Performance Reviews (to review your compliance with certifications)

➜ Air quality and healthy building certification consulting (in-house WELL, RESET, LEED APs)

Why Fitwel projects choose Kaiterra

Maximize return on certification compliance

Comply with Fitwel's technical requirements

Can be used for other certifications such as **LEED and WELL**

Lower total cost of ownership (TCO)

More cost effective than air quality testing

30~50% cheaper than alternative solutions for installation and maintenance

Effortless, and time-saving

Remove the need for testing in many cases

Install **once and done**

Unparalleled analytics and insights

Find and fix issues faster

Continuously improve your built environment

We're proud to serve **50+ enterprise customers** and over 100 certification projects globally.

With over **150 million sqft** of operating data, we help companies improve their built environment benefiting millions of occupants.

Salesforce Global Offices
FITWEL (VRM)

IWBI NYC Headquarters
WELL PLATINUM

IWBI Asia Headquarters
WELL GOLD

CBRE UK Headquarters
WELL PLATINUM

USGBC DC Headquarters
LEED PLATINUM

LinkedIn Global Offices
1000+ monitors deployed

Microsoft

LinkedIn

Google

Apple

salesforce

facebook

J.P.Morgan

accenture

Johnson Controls

SIEMENS

CBRE

Carrier

Honeywell
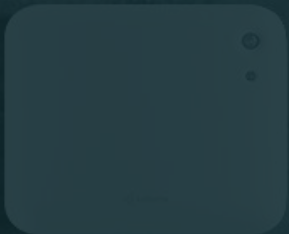
Hines

Gensler

SOM

DLR Group

PERKINS EASTMAN

WSP

ARUP

JLL

Your journey to Fitwel and a healthier built environment **starts here.**

→ Get the most points with the least work

→ Lower total cost of ownership

→ Deep insights that support use cases into the future

→ Enterprise-grade solution (quality, security, support)