

# Introducing: New Multi-Tenant Building Solutions

Fitwel's Version 3 (v3) reflects insights from the latest public health research and data-based evidence substantiating the valuable link between health and the built environment. Additionally, it offers a streamlined and more efficient documentation and certification process, easy-to-use resources and tools, and tech enhancements to improve the overall user experience.

In response to user feedback, Fitwel's v3 update also includes Multi-Tenant Building solutions that set up buildings with health-promoting strategies to impact the *health of all* working in and using the building in areas under the base building's design and operational control.

## Addressing the Gap

### Optimizing Strategies: Expanding the Impact

Many of our Multi-Tenant Base Building and Multi-Tenant Whole Building users are leveraging Fitwel to optimize the health of *all* building occupants, not just building management staff, though indirectly.

The Fitwel Base Building Scorecard strategies implemented within spaces controlled by building management are also impacting all of the building's occupants. As a part of the update to the Fitwel Standard to v3, we looked at such strategies and took the opportunity to optimize them to ensure they are building health for all. We regularly evolve the Fitwel Standard to ensure it reflects the most recent research and evidence, is responsive to input and insights from our users, and is optimized for resiliency, impact, and value.

### Expanded Applicability: Responding to User Feedback

New Multi-Tenant Buildings wanted to optimize their building for tenants, regardless of whether they had on-site management occupants. Due to strategies and requirements that account for the presence of on-site management occupants, the v2.1 Multi-Tenant Building Scorecards (MTBB and MTWB) were difficult to implement in those cases.

The new scorecard expansion will provide Multi-Tenant Buildings with solutions to:

- Facilitate Fitwel implementation to benefit *all* occupants.
- Offer a pathway for buildings without on-site management staff to apply.
- Expand the impact of the Fitwel Standard.

The v3 Fitwel update will not include a single Multi-Tenant Whole Building (MTWB) Scorecard.

Instead, Fitwel has introduced **two new Multi-Tenant Building Scorecard solutions** for areas under building management's operational control. All projects currently using the MTWB will be recertified under one of the new Multi-Tenant Building Scorecards, as applicable.

Below we've outlined the most commonly asked questions for both scenarios.

## New Opportunities

## What does this mean for my project with on-site management occupants?

The scorecard will apply to:

- **Building Spaces:** All areas within the building under the control of building management [including: hallways, elevator banks, common areas, management staff spaces managed by the building owner/manager].
- **Building Occupants:** All building occupants [including: tenants and building management staff].  
*Note: For many strategies, projects with on-site management staff can impact all building occupants or pursue Alternative Compliance to directly impact on-site management staff only.*
- **Surveys:** Surveys will be conducted for all building occupants; partial credit for surveying *only* on-site management staff.
- **Amenities with Occupant Count**
  - Bicycle parking and commuter amenities will be based on the total number of occupants.
  - Partial credit for accounting for on-site management staff only.
- **Programming + Benefits:** Benefits (e.g., transit benefits and paid sick leave), will only apply to on-site management staff.
- **Office Spaces:** Strategies that apply to office spaces (e.g., views of nature and access to daylight) that impact all building occupants, but can be implemented only in areas under the control of building management.
- **Shared Amenities:** Shared amenities should be accessible to all building occupants, but can be made accessible to only on-site management staff for partial credit.

## What does this mean for my project if I don't have on-site management occupants?

The scorecard will apply to:

- **Building Spaces:** All areas within the building under the control of building management/owner [including: including hallways, elevator banks, and common areas].
- **Building Occupants:** All building occupants including tenant occupants].
- **Surveys:** Surveys will be conducted for all building occupants.
- **Amenities with Occupant Count:** Bicycle parking and commuter amenities will be based on the total number of all building occupants.
- **Programming + Benefits:** Employee benefits [e.g., transit benefits and paid sick leave] are excluded from this scorecard.
- **Office Spaces:** Strategies that apply to office spaces, such as views of nature and access to daylight that impact all building occupants.\*
- **Shared Amenities:** Strategies involving shared amenities must be accessible to all building occupants.\*

\* Strategies implemented in areas under the control of building management only.\*

To learn more about the v3 Standard, visit our [Help Center](#).