



# Air Quality Monitoring and Optimization Solutions

For Healthy Buildings and Workplaces



# Empowering workplace leaders and healthy building teams to create world-class buildings and spaces that are smart, healthy, and sustainable

## Healthy Workplaces

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Leverage Kaiterra's air quality analytics and optimization solutions to deliver elevated workplace experiences that engage the workforce, retain talent, boost health, and increase productivity.

## High Performance Buildings

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Make data-driven decisions in building design and operations with real-time air quality data and insights. Deliver smart, innovative, healthy, and sustainable buildings.

## Green Building Certifications

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Meet air quality requirements and earn up to 9 points in WELL certification. Plus, achieve compliance with LEED, Fitwel, RESET, and UL Verified Healthy Buildings, with the potential to contribute points within each certification.

# Kaiterra's Air Quality Monitoring and Optimization Solutions



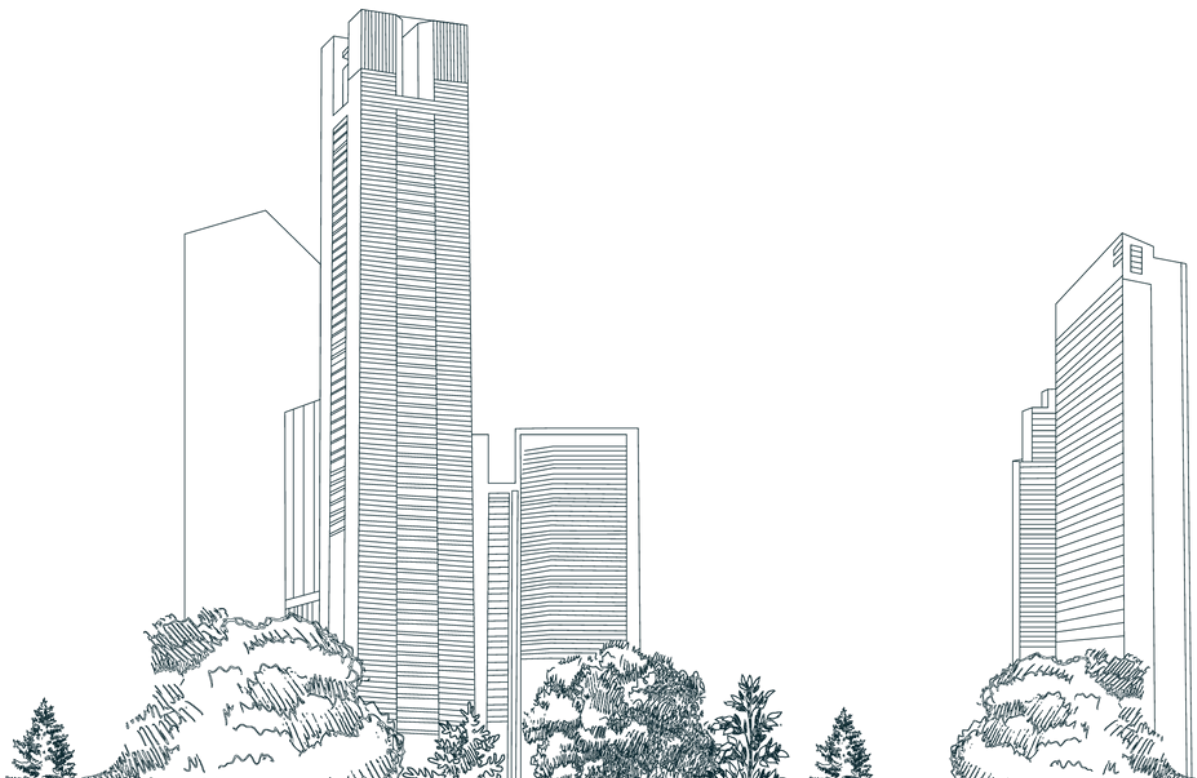
**Hardware**



**Software**



**Services**



# A wide range of hardware options for your portfolio needs:

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**WIRED**

**SENSEEDGE**



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**WIRED**

**SENSEEDGE MINI**



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**WIRED**

**SENSEEDGE MINI FOR OUTDOORS**



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**WIRELESS**

**SENSEEDGE GO**



# Sensedge Go



**Wireless indoor air quality monitor with up to 14 parameters.  
Install in seconds, with up to 8 years of battery life.**

**Perfect for retrofit projects or large deployment.**

## Features



Peel-and-stick installation



Up to 8 year of battery life\*



Modular design



Ultra-long-range gateway



Cellular & Ethernet supported



BACnet supported



Works with WELL



RESET certified

\* Using Kaiterra's patent-pending Adaptive Sampling™ technology.

## HARDWARE

# Sensedge Go is Available in 3 Models

	SE-300W	SE-300A	SE-300L
	<b>Sensedge Go for WELL</b> Made for WELL projects to earn 9 points and replace performance testing for Air & Thermal Comfort	<b>Sensedge Go</b> Best for commercial buildings and workplace wellbeing projects	<b>Sensedge Go Core</b> Great for increasing monitoring coverage and data density
CO <sub>2</sub>	✓	✓	✓
Temperature	✓	✓	✓
Relative Humidity	✓	✓	✓
Occupancy	✓	✓	✓
Light (Lux and spectrum)	✓	✓	✓
Atmospheric Pressure	✓	✓	✓
Particulate Matter (PM <sub>1</sub> , PM <sub>2.5</sub> , PM <sub>10</sub> )	✓	✓	
TVOC	✓	✓	
NO <sub>2</sub> (Coming soon)	✓		
CO (Coming soon)	✓		
O <sub>3</sub> (Coming soon)	✓		










# Sensedge Mini



Minimal design with advanced cloud analytics and BMS integration in one solution. Works with WELL and BTL certified.

Perfect for new build projects.

## Features

 Minimal, unobtrusive design	 RS-485 Modbus/RTU supported
 Modular design	 BACnet supported, with BTL certification*
 Wi-Fi	 Works with WELL
 Ethernet	 RESET certified
 Local & cloud MQTT	

\* The Sensedge Mini is BTL certified under the BACnet Smart Sensor (B-SS) device profile.

## HARDWARE

# Sensedge Mini is Available in 3 Models \*

	SE-200AW/PW	SE-200A/P	SE-200AL/PL
	<b>Sensedge Mini for WELL</b>	<b>Sensedge Mini</b>	<b>Sensedge Mini Core</b>
	Made for WELL projects to earn 9 points and replace performance testing for Air & Thermal Comfort	Best for commercial buildings and workplace wellbeing projects	Great for increasing monitoring coverage and data density
CO <sub>2</sub>	✓	✓	✓
Temperature	✓	✓	✓
Relative Humidity	✓	✓	✓
Particulate Matter (PM <sub>2.5</sub> , PM <sub>10</sub> )	✓	✓	
TVOC	✓	✓	
NO <sub>2</sub> (Coming soon)	✓		
CO (Coming soon)	✓		
O <sub>3</sub> (Coming soon)	✓		

\* The A/P in model number is used to differentiate non-PoE and PoE versions.











# Sensedge Mini for Outdoors

(SE-201 & SE-201P)








An all-weather solution for outdoor air quality monitoring.

## Features

 Minimal, unobtrusive design	 Local & cloud MQTT
 Modular design	 ModBus supported
 Wi-Fi	 BACnet supported, with BTL certification
 Ethernet	 Works with WELL

## Parameters












 PM <sub>2.5</sub> (KM-200)	 Temperature
 PM <sub>10</sub> (KM-200)	 Humidity
 CO <sub>2</sub>	

# Sensedge (SE-100)



Premium indoor air quality monitor with a stunning display.  
Perfect for displaying air quality and engaging with occupants.

## Features

 7" full color touchscreen	 Ethernet
 Modular design	 Local & cloud MQTT
 8GB onboard memory	 ModBus/TCP supported
 Up to 8 hours of battery life for backup	 BACnet supported, with BTL certification*
 Wi-Fi	 Works with WELL
	 RESET certified

## Parameters

 PM <sub>2.5</sub> (KM-100)	 TVOC (KM-103)
 PM <sub>10</sub> (KM-100)	 Temperature (KM-103)
 CO <sub>2</sub>	 Humidity (KM-103)

\* The Sensedge is BTL certified under the BACnet Smart Sensor (B-SS) device profile.

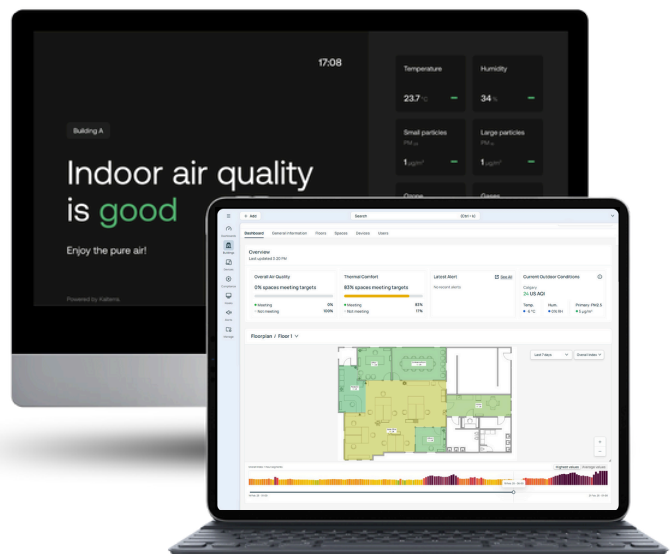
# Kaiterra Data Platform

Manage, compare, analyze, report, and automate all in one place.

Creating a healthy, optimized indoor environment goes beyond collecting data, it requires clear insights and actionable strategies.

The Kaiterra Data Platform helps you turn IAQ data into impactful improvements across all of the spaces you manage.

Built on years of experience helping workplaces, real estate leaders, and healthy building advocates, our Data Platform goes beyond simple data visualization. This robust platform combines real-time IAQ data with advanced analytics and out-of-the-box reporting to help you stay informed and take action, whether you're managing a single site or overseeing a global portfolio.



The most powerful air quality data platform, built by IAQ experts.

## Strategic

Track & Benchmark

Assess at a high level and track progress via KPIs

- ✓ Portfolio Report
- ✓ Time within Target
- ✓ WELL Compliance

## Operational

Monitor & Report

View live data and trends to report compliance and issues

- ✓ Live data
- ✓ Alerts
- ✓ Kiosk View
- ✓ Trend report

## Analytical

Troubleshoot & Discover

Dive deep into problematic areas and explore optimization

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

# Services

**A team that truly knows IAQ inside and out to help you create real impact.**

At Kaiterra, we consider ourselves 'certified air nerds'. We use our collective expertise and team of experienced professionals to help our clients drive change. We continuously invest in building our knowledge base and maintain strong relationships with several key organizations in the field, including WELL,

RESET, USGBC, and AIA. By staying up-to-date with the latest research and best practices, we are able to provide our clients with cutting-edge solutions and recommendations that positively impact their air quality.



**Kaiterra provides support throughout your entire IAQ project, helping you make the most out of your air quality data and drive tangible outcomes.**

- ✓ Dedicated Customer Success Manager (WELL Accredited Professionals)
- ✓ Initial onboarding and regular training support
- ✓ Sensor mapping and floor plan review
- ✓ Remote installation and deployment support
- ✓ Data validation and calibration support
- ✓ Quarterly Air Quality Performance Reviews
- ✓ Air quality and healthy building certification consulting



# TECHNICAL SPECIFICATIONS



**Sensedge  
Specifications**



**Sensedge Mini  
Specifications**



**Sensedge Go  
Specifications**



**Sensedge Mini for  
Outdoors  
Specifications**



# Say goodbye to data silos. Say hello to fully integrated automated solutions.

 **METASYS**

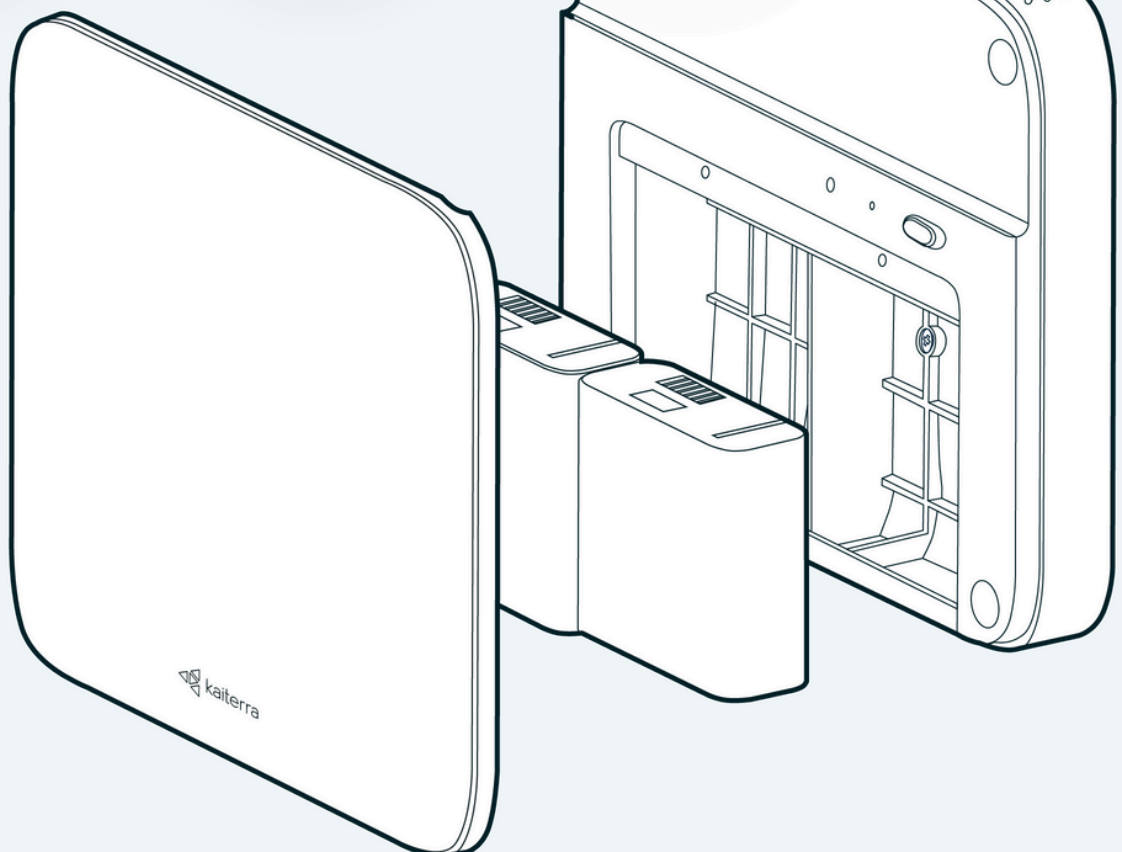
**Schneider**  
Electric

**OpenBlue**

**SIEMENS**

niagara  
framework®

 **SkySpark**

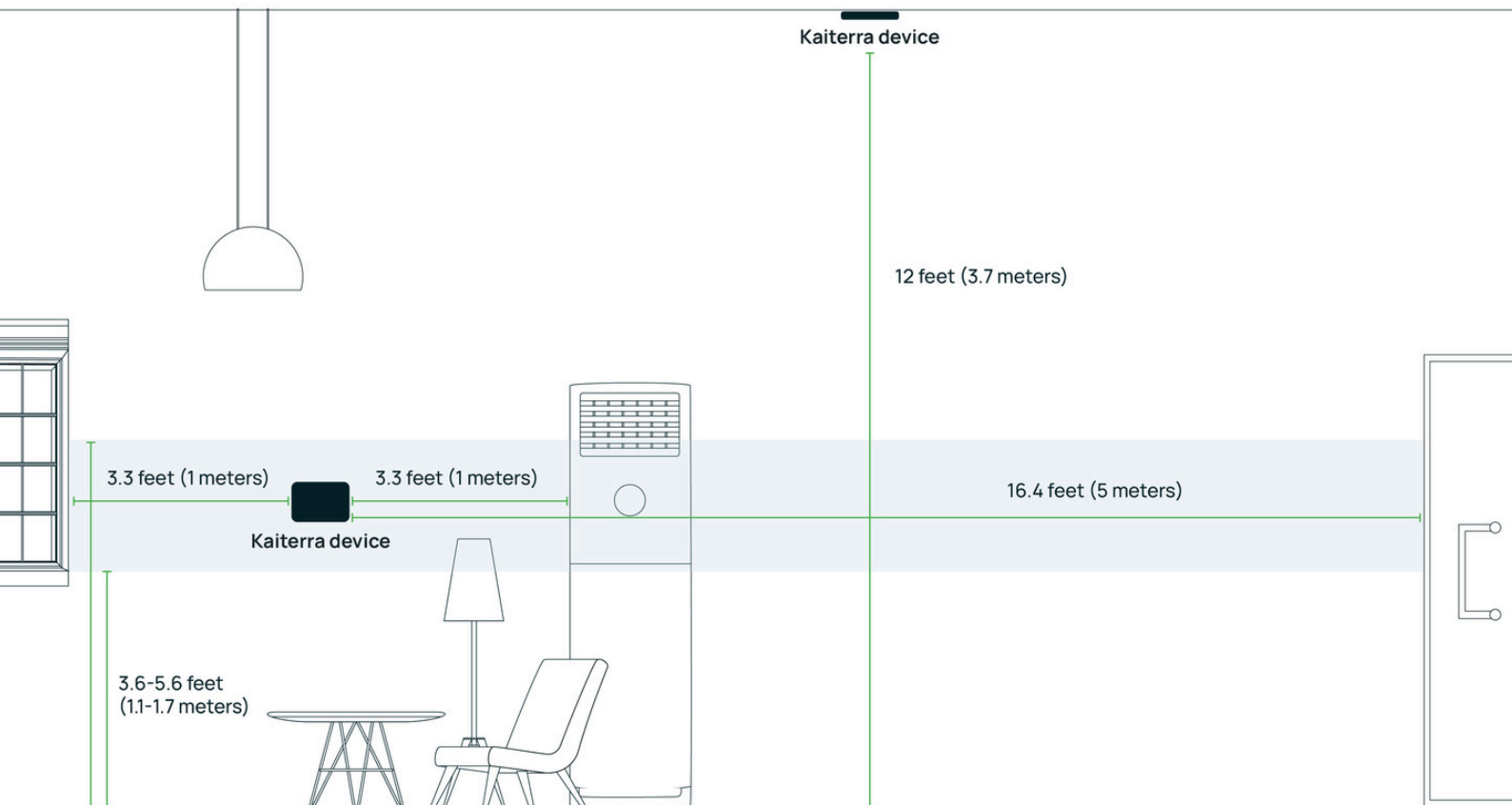


# Placement Guidelines

## INDOORS

When deciding where to position air quality monitors, it is important to prioritize representativeness. This means that the readings from the devices should accurately reflect the air quality that people are exposed to. Achieving this goal requires careful consideration of factors such as the height, relative placement, and density of the monitors.

- ✓ Wall-mounted and centrally located within monitored spaces
- ✓ Mounted on a ceiling only if meeting certain criteria, like ceilings no greater than 12 feet (3.7 meters) above a finished floor
- ✓ Mounted within the breathing zone: between 3.6 to 5.6 feet (1.1-1.7 meters) from the ground
- ✓ Located at least 3.3 feet (1 meter) away from operable windows, as well as air filters and fresh-air diffusers
- ✓ Located at least 16.4 feet (5 meters) away from exterior doors

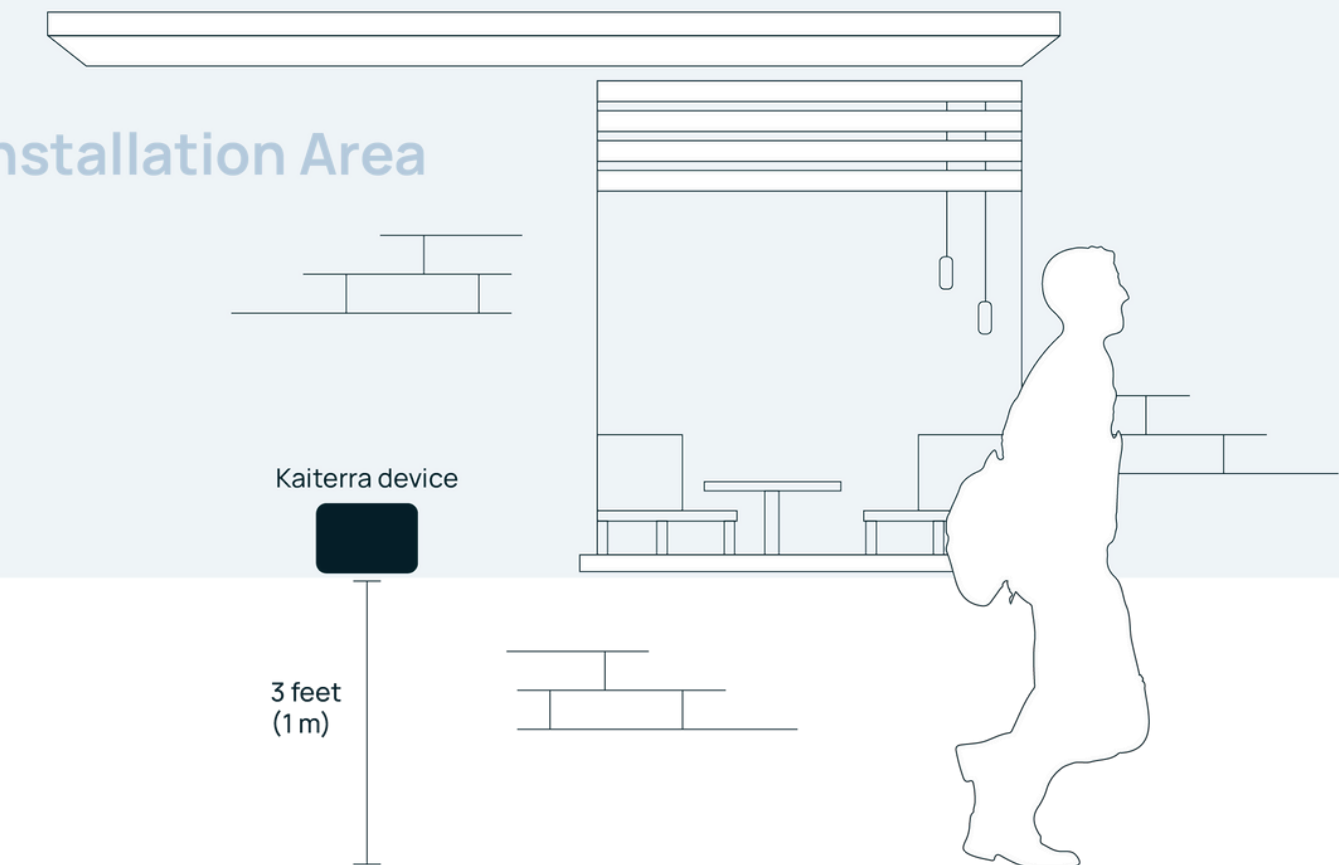


## OUTDOORS

When positioning outdoor monitors, it's crucial to consider locations that accurately represent the overall air quality in a given area. Install monitors in open locations and away from obstructions that can influence airflow patterns and pollutant diffusion. Ensure monitors are positioned at a sufficient height and avoid locations that are prone to flooding.

- ✓ In a covered area away from direct sunlight
- ✓ Vertically upright with the opening facing downward
- ✓ Located at least 3ft (900mm) above ground level
- ✓ Close to a power source and power supply that will not be submerged in water
- ✓ To ensure optimal performance, keep the installation site and opening free from debris, insects, or spider webs that may accumulate and obstruct airflow

### Installation Area





# Monitoring and Improving IAQ With Kaiterra



# Loved By All Teams

## Workplace Leaders

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- ✓ Improve employee health and well-being
- ✓ Enhance workplace experience and performance
- ✓ Make informed decisions on workplace design and occupancy planning

## WELL APs and Sustainability Consultants

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- ✓ Meet all the air quality requirements in WELL
- ✓ Comply with LEED, RESET, Fitwel
- ✓ Real-time compliance report to identify risks
- ✓ One-click export and submission for WELL data reporting

## Real Estate Professionals

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- ✓ Easily assess IAQ across your real estate portfolio and identify areas of improvement
- ✓ Improve occupant health and wellbeing
- ✓ Make informed decisions on real estate planning
- ✓ Improve real estate asset value in the longterm

## Facilities & Operations

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- ✓ Stay on top of IAQ within your facilities
- ✓ Identify issues faster and reduce occupant complaints
- ✓ Reduce time spent on analyzing or reporting on IAQ Minimal maintenance work

We collaborated with Kaiterra to help improve IAQ in the built environment. Connecting Kaiterra sensors to Johnson Controls Metasys or OpenBlue, has proven to improve performance, reduce COVID risk, and optimize energy.



Bernard Clement  
Product Management, Healthy Building  
Johnson Controls

Our employees are our greatest asset, so we wanted to design a space that was comfortable, inviting, and most importantly, safe to return to. With the air quality data provided by our Sensedges, we were able to be transparent about the air quality while also being able to apply these findings to the WELL certification process.



Madona Lizi Cumar  
Senior Project Architect  
Perkins Eastman

# Project Snapshot



**IWBI Headquarters (WELL Platinum)**  
New York



**Accenture**  
New York, New Dehli



**Okta Portfolio (WELL Certified)**  
Global



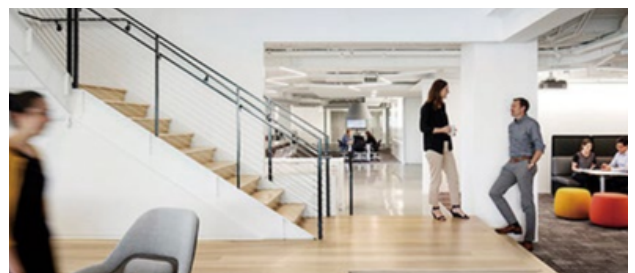
**Deloitte (WELL Certified)**  
Australia



**Johnson Controls**  
Milwaukee



**LinkedIn**  
San Francisco



**Perkins Eastman**  
Chicago





**Salesforce Portfolio**  
Global



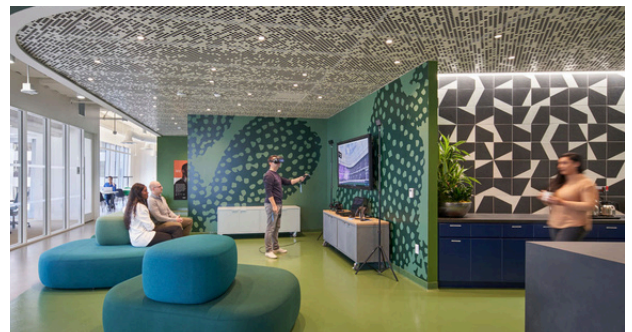
**USGBC Headquarters**  
Washington DC



**SFO Airport**  
San Francisco



**CBRE UK**  
London



**ARUP**  
New York, Los Angeles

# Ordering Information

Model #	Part #	Description
SE-100	SE000100B	Sensedge
SE-200A	SE000200A	Sensedge Mini
SE-200P	SE000200P	Sensedge Mini PoE
SE-200AW	SE000300AW	Sensedge Mini for WELL
SE-200PW	SE000200PW	Sensedge Mini for WELL PoE
SE-200AL	SE000200L	Sensedge Mini Core
SE-200PL	SE000200PL	Sensedge Mini Core PoE
SE-201A	SE000201A	Sensedge Mini for Outdoors
SE-201P	SE000201P	Sensedge Mini for Outdoors PoE
SE-300A	SE000300A	Sensedge Go
SE-300W	SE000300W	Sensedge Go for WELL
SE-300L	SE000300L	Sensedge Go Core

## Replacement Modules and Accessory

Model #	Part #	Description
KM-100	KM000100A	Sensedge Module for PM
KM-103	KM000103A	Sensedge Module for TVOC
KM-200	KM000200A	Sensedge Mini Module for PM
KM-203	KM000203A	Sensedge Mini Module for TVOC
KM-207	KM000207A	Sensedge Mini Module for TVOC, O <sub>3</sub>
KM-208 (Coming soon)	KM000208A	Sensedge Mini Module for TVOC, O <sub>3</sub> , NO <sub>2</sub> , CO
KM-300	KM000300A	Sensedge Go Module for PM
KM-308 (Coming soon)	KM000308A	Sensedge Go Module for O <sub>3</sub> , NO <sub>2</sub> , CO
SEMA-200	SEMA00200A	Sensedge Mini No-drill Backplate



# Get in touch!

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[www.kaiterra.com](http://www.kaiterra.com)  
[info@kaiterra.com](mailto:info@kaiterra.com)