

Achieve LEED v5 Certification and Maximize Points with Kaiterra's IAQ Monitoring Solution

LEED v5 now places a heavy emphasis on **real-time, continuous IAQ monitoring**

LEED v4.1 O+M

- ✗ Up to 4 points for periodic spot testing
- ✗ A limited range of IAQ parameters are measured
- ✗ Annual readings offer an incomplete picture of IAQ
- ✗ Overemphasis on occupant surveys

4 Points

LEED v5 O+M

- ✓ Up to 10 points for continuous IAQ monitoring
- ✓ PM2.5, CO2, and TVOC measured
- ✓ Relies heavily on continuous, accurate, and real-time data

10 Points

OUR SOLUTION

Kaiterra helps LEED projects meet all air quality requirements and earn up to **10 points**.

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



Meet LEED's requirements



Provides 10 points in LEED v5



More cost effective



10x less hassle for the team

Signature LEED Projects Powered by Kaiterra



USGBC DC Headquarters

LEED Platinum Certified



Levi's Plaza | Koshland Building

LEED v5 Pilot

Trusted by APs, customers & industry experts

We use Kaiterra for our WELL Certified IWBI headquarters. The screens display color-coded metrics that staff can easily access; the dashboard has customizable time intervals for data reporting; and the monitors are seamless to calibrate.



Susan Illman
International WELL Building
Institute, WELL AP



Kaiterra has really innovated outside of the box. They're thinking beyond the monitor itself and thinking about how they can bring together a full picture of the customer's built environment.



Michael Przytula
Accenture



With the air quality data provided by Kaiterra, we were able to be transparent about air quality while also being able to apply these findings to our certification process.



Madona Malhotra
Perkins Eastman, LEED AP



We installed hundreds of Kaiterra sensors and this IAQ data taught us so many things that we didn't expect!



Mallory Manaseer
Salesforce, LEED AP



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



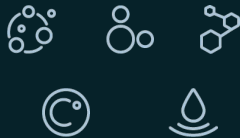
Bernard Clement
Johnson Controls, WELL AP



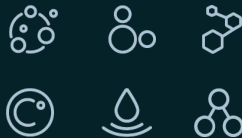
Commercial Air Quality Monitors Built for Different Monitoring Needs



Sensedge
(SE-100)



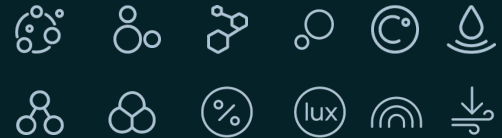
Sensedge Mini
(SE-200 & SE-200P)



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



Sensedge Go
(SE-300)



HARDWARE - SENSEEDGE



Best for display & engagement

Parameters

Particulate matter
TVOC
CO₂
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

HARDWARE - SENSEEDGE MINI



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

HARDWARE - SENSEEDGE GO



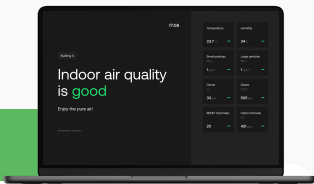
100% wireless &
battery powered,
up to 8 years of
battery life

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

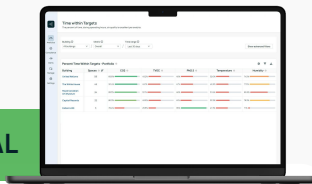


Track & Benchmark

Assess at a high level and track progress via KPIs

- ✓ Portfolio Report
- ✓ Time within Target

OPERATIONAL

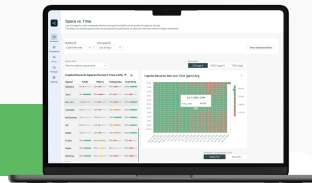


Monitor & Report

View live data and trends to report compliance and issues

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

ANALYTICAL



Troubleshoot & Discover

Dive deep into problematic areas and explore optimization

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

How Kaiterra IAQ Solutions Align with LEED v5



LEED v5 O+M now offers 10 points for continuous IAQ monitoring

Parameters	Benchmark	Points	Compliance
CO2	>1000 ppm	2	✓
	1000 ppm	3	✓
	800 ppm	4	✓
PM2.5	>15 ug/m ³	2	✓
	15 ug/m ³	3	✓
	12 ug/m ³	4	✓
TVOC	Any level	2	✓
Total		10 pts!	

All Kaiterra monitors meet LEED's requirements.

What you need to know about this change

- Big step up from LEED v4.1
- Increasing motivation for monitoring
- Air testing is decentivized (with only 5 pts max)
- Better alignment with WELL so you can earn points in both!

One solution to comply with LEED and WELL, **streamlining certification crosswalks**



Kaiterra monitors	LEED v5 O+M	WELL v2
✓	PM2.5	PM2.5
✓	TVOC	TVOC
✓	CO2	CO2
✓		CO, O3, NO2
✓		Temp & RH
Outcomes	10 pts	3 Preconditions & 9 Optimization points

LEED v5 ID+C & BD+C projects now offer 2 points for continuous air quality monitoring

Parameters	Benchmark	Kaiterra Compliance	Available Points
TVOC	< 500 µg/m ³	✓	1
CO ₂	Any level	✓	
PM _{2.5}	Any level	✓	
TVOC	Any level	✓	1
Temp.	Any level	✓	
RH	Any level	✓	
Total	2 pts		

All Kaiterra monitors meet LEED's requirements.

Benefits beyond LEED:

Invest in the future of healthy buildings

Air quality testing is the way of the old days

- Point-in-time measurements
- Limited coverage
- Don't reflect the actual indoor environment
- Individual tests are expensive

Continuous data provides value now and into the future

- Real-time data
- Comprehensive coverage for all space types
- Identify trends, risks, and opportunities for optimization
- More cost effective over time

Real-time IAQ data brings great insights

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 handloads 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

A background image of a modern building with a courtyard. The building has a curved facade and large windows. In the foreground, there are people walking and sitting on a bench. The scene is bright and sunny.

We're here to support you in your journey to LEED 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 LEED projects choose Kaiterra



Maximize return on certification compliance

Comply with LEED v5

Maximize “point transfer” via certification crosswalks



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

Save 100+ hours on data prep every year for data submission



Unparalleled analytics and insights

Check compliance in real time

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.

USGBC DC Headquarters

LEED PLATINUM

IWBI NYC Headquarters

WELL PLATINUM

IWBI Asia Headquarters

WELL GOLD

CBRE UK Headquarters

WELL PLATINUM

Salesforce Global Offices

FITWEL (VRM)

LinkedIn Global Offices

1000+ monitors deployed



Your journey to LEED 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)