



# Beyond Compliance:

## How IoT Water Monitoring Drives ESG Certification

A practical guide for Sustainability Officers: how EnviroSmarts IoT water leak and environmental sensors generate the audit-ready data required by LEED, BREEAM, GRI, SASB and CDP Water Security frameworks.

**12**

BREEAM credits available for water leak detection

*BREEAM WAT 01+07+08*

**11**

LEED points in Water Efficiency category

*USGBC — 3rd largest category*

**30–40%**

Water loss reduction with IoT leak sensors

*LeakSense / Industry 2026*



## THE ESG WATER IMPERATIVE FOR DATA CENTRES

ESG performance has moved from a voluntary differentiator to a boardroom imperative. Institutional investors, green financing providers and enterprise tenants now routinely require documented, verifiable ESG credentials — and water management sits at the heart of the Environmental pillar for any data centre operation.

Data centres are significant water consumers. Cooling systems — the primary mechanism for managing the heat generated by server infrastructure — account for the majority of a facility's water use. As AI workloads drive thermal densities higher and liquid cooling becomes mainstream, water management accountability is intensifying rapidly.

For Sustainability Officers, the challenge is twofold: demonstrating proactive water stewardship to satisfy external reporting frameworks, and generating the continuous, auditable data those frameworks demand. EnviroSmarts IoT water leak and environmental sensors address both.

## LEED: WATER EFFICIENCY CREDITS

The US Green Building Council's LEED certification system is the leading green building standard in the United States. Water Efficiency is the third most heavily weighted LEED category, with 11 points available — enough to determine whether a facility achieves LEED Certified, Silver, Gold or Platinum status.

LEED Credit	Requirement	Points
WEc1	Water Metering (mandatory)	2
WEc2	Indoor Water Use Reduction	Up to 6
WEc3	Cooling Tower Water Use	Up to 2
WEc4	Water Performance	1

EnviroSmarts IoT sensors generate the continuous metering and anomaly-detection data required for WEc1 compliance, while leak-triggered alerts prevent unaccounted water loss — a critical factor in achieving the higher WEc2 and WEc3 point thresholds.

## KEY METRICS

12

BREEAM credits from water leak detection

WAT 01+07+08

11

LEED Water Efficiency points available

USGBC — 3rd category

30–40%

water loss reduction with IoT monitoring

Leak Sense 2026

A-List

CDP Water Security: requires active controls

CDP 2024 criteria

20–30%

valuation premium for BREEAM-certified assets

Knight Frank

## ESG FRAMEWORKS

LEED WEc1 + WEc2 + WEc3

BREEAM WAT 01 + 07 + 08

GRI Standard 303

SASB IF-TL-140a.1

CDP Water Security W3–W5



## BREEAM: WAT CREDITS (UP TO 12 CREDITS)

BREEAM — increasingly adopted by US facilities with global portfolios or international investors — specifically mandates water leak detection for its highest credit awards. Three credits directly reward IoT water monitoring:

- WAT 01 — Water Monitoring (6 credits): requires sub-metering with automated data logging and anomaly alerting. IoT sensors with cloud dashboards satisfy this directly.
- WAT 07 — Leak Detection System (4 credits): requires an automated leak detection system covering all mains water between and within the site boundary. EnviroSmarts rope sensors and flood sensors meet this specification.
- WAT 08 — Leak Prevention (2 credits): requires evidence of preventive water management measures. Continuous sensor monitoring and alert response records provide this evidence.

BREEAM-certified buildings in the US increasingly command 20–30% valuation premiums (Knight Frank) and are favoured for institutional investment funds and green bond financing.

## GRI 303, SASB & CDP: REPORTING FRAMEWORK VALUE

For US companies publishing ESG reports, three frameworks govern water disclosure:

### GRI 303 — Water and Effluents

GRI Standard 303 requires organisations to disclose total water withdrawal by source, water recycled and reused, and the approach to managing water-related impacts. Unaccounted water loss — from leaks — is a primary disclosure gap. EnviroSmarts sensors eliminate that gap, providing the facility-level water accounting data that makes GRI 303-3 and 303-5 disclosures credible and complete.

### SASB — Technology & Communications Sector

The SASB Technology & Communications standard requires disclosure of total water withdrawn (IF-TL-140a.1) and incidents of non-compliance with water permits. IoT monitoring provides the real-time data needed to track these metrics accurately and demonstrate management control — moving a company from disclosure to demonstrated stewardship.

### CDP Water Security Questionnaire

CDP's annual Water Security questionnaire scores companies from D (disclosure) to A (leadership). High scores require evidence of: water risk identification at facility level, quantified water consumption targets, and active water risk controls. Automated IoT sensor data — with timestamped alerts, response logs and consumption trends — directly supports CDP Section W3 (Business



## Talk to us about your ESG goals

We help Sustainability Officers generate audit-ready environmental data for every major reporting framework.

[envirosmarts.com](https://envirosmarts.com)





Impacts), W4 (Risk Management) and W5 (Facility-Level Water Accounting).

### **Real-World Impact: Hartford HealthCare (via Wint Water Intelligence)**

"We saved tens of thousands of dollars in wasted water, and reduced ongoing consumption by 15%, achieving Hartford's three-year sustainability goal within less than a year."

IoT water monitoring enabled the facility to compress a multi-year ESG water target into a single reporting cycle — directly improving CDP and GRI disclosures.

Source: Wint.ai client case study.

## **THE ENVIROSMARTS ADVANTAGE**

EnviroSmarts IoT sensors combine water leak detection, temperature monitoring and humidity monitoring in a single, wireless, non-disruptive deployment. For Sustainability Officers, this means:

- Continuous, timestamped environmental data — audit-ready for GRI 303, SASB, CDP and LEED/BREEAM assessors
- Automated alerts that demonstrate active water risk management — critical for CDP Leadership (A-list) scoring
- Reduction of unaccounted water loss — closing the single largest gap in facility-level water accounting
- Evidence trail for insurance, regulatory and green financing due diligence
- Wireless deployment with no raised floor disruption — sensors operational within 24 hours

## **CONCLUSION**

Water leak detection and environmental monitoring are no longer purely operational tools — they are ESG evidence generators. EnviroSmarts IoT sensors produce the continuous, facility-level data that LEED assessors, BREEAM auditors, CDP questionnaires and GRI/SASB reports require. For Sustainability Officers, the case is clear: the same sensor deployment that protects infrastructure also protects ESG ratings, green financing eligibility, and the environmental credentials that investors and tenants increasingly demand.