



Prefabricated Structural Systems

Insulated & Solid Wall Panels, Hollowcore, Columns & Beams, Double Tees, Stairs & Stadium Risers, Spandrels

When it comes to making a building, infrastructure project or parking structure that stands out in the community, Wells Structural Systems provide numerous options to support any building type. There are many inherent environmental qualities of precast concrete that make it an excellent choice as it is low maintenance, mold resistant and non-combustible. No matter the project type, Wells' structural building solutions create durable, strong, resilient structures that continue to outperform expectations.



Performance dashboard

Features & functionality

- All-weather installation creating improved schedule and lower costs.
- Low maintenance and sound transmission, fire and environmental protection.
- Energy efficient resulting in lower heating and cooling costs.
- PCI-Certified manufacturing facilities ensure a quality product manufactured under strict regulations.
- Manufactured in an indoor, climate-controlled environment allowing year-round production.

Visit Wells for more product information:
[Structural Systems](#)

Environment & materials

Improved by:

- Our manufacturing facilities create custom and optimized mix designs to reduce the percentage of cement and other ingredients for sustainable prefabrication.
- Our process manages local inventory and supplier selection.
- During our manufacturing process we manage and reclaim water and other raw materials used in the manufacturing process.

Certifications, rating systems & disclosures:

- PCI certified erector
- PCI certified plants
- PCI architectural certification level AA

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[Wells Design Handbook](#)

For spec help, [contact us](#) or call 303-964-7064

[See LCA, interpretation & rating systems](#)



SM Transparency Report (EPD)™

VERIFICATION

3rd-party reviewed



Transparency Report (EPD)

3rd-party verified



The declaration is intended for use in Business-to-Consumer (B-to-C) communication.

Validity: 20231018 – 20281017

Decl #: WEL-20231018-003

LCA

This environmental product declaration (EPD) was externally verified, according to ISO 21930:2017 and the NSF PCR, as well as ISO 14025:2006, by Jack Geibig, President, Ecoform.

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SUMMARY

Reference PCR
NSF PCR for Precast Concrete v3.0

Regions; system boundary
North America; Cradle-to-gate

Declared unit:
1 tonne (1,000 kg) precast concrete

LCIA methodology: TRACI 2.1

LCA software; LCI database
SimaPro Analyst 9.5
ecoinvent v3, Industry data 2.0, NREL, US-EI 2.2

LCA conducted by: Sustainable Minds

Public LCA:
Wells Precast Concrete LCA Background Report, Wells 2023

Wells

210 Inspiration Lane
Albany, MN, 56307
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800.658.7049

Contact us

LCA results & interpretation

Structural Systems - multiple facilities

Life cycle assessment

Scope and summary

Cradle to gate Cradle to gate with options Cradle to grave

Product description

Wells Structural Systems encompasses precast concrete building solutions which serve as the framework to structural building requirements, such as insulated and solid wall panels, columns, beams, double tees, and prefabricated concrete stairs.

Declared unit

The declared unit is one metric tonne (1,000 kg) of precast concrete product. The results in this report are expressed in terms of potential impacts per 1,000 kg of product from cradle to gate. Lifting/connection hardware are included.

Manufacturing data

Reporting period: January 2022 – December 2022

Locations: The data covers five Wells manufacturing plants located in Brighton, CO; Crystal Lake, IL; Rosemount, MN; Valders, WI; and Wells, MN.

Sensitivity analysis

Sensitivity analyses were performed to check the robustness of the results where the highest potential environmental impacts are occurring. As the bulk of impacts are attributed to raw materials acquisition and processing, the mass of specified raw materials was changed by +/-20%. These raw materials were chosen based on a combination of relatively higher contribution to the results.

Global warming potential was evaluated for sensitivity since Wells is interested in the potential CO₂-equivalent emissions of its products. The range of change in total life cycle impacts was in a +/-9% change.

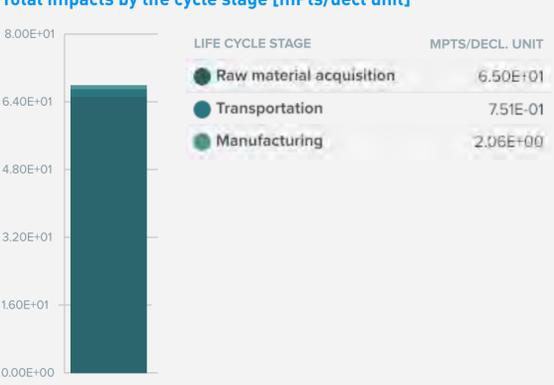
Embodied carbon

The total embodied carbon per one tonne of precast structural concrete manufactured across five facilities is 2.94+02 kg CO₂ eq per declared unit.

Material composition greater than 1% by weight

MATERIAL	% WT.
Cement	10-20%
Aggregate	70-90%
Steel reinforcement	1-20%
Chemical admixture	<1%
Others	1-10%

Total impacts by life cycle stage [mPts/decl unit]



LCA results

LIFE CYCLE STAGE	PRODUCTION STAGE	PRODUCTION STAGE	PRODUCTION STAGE
Information modules: Included (X) Excluded (MND)*	(X) A1 Raw material supply	(X) A2 Transport	(X) A3 Manufacturing
*Modules A4, A5, B, C, and D are excluded.			

SM Single Score [Learn about SM Single Score results](#)

Impacts per one tonne of precast concrete	6.50E+01 mPts	7.51E-01 mPts	2.06E+00 mPts
Materials or processes contributing >20% to total impacts in each life cycle stage	Energy used for raw material extraction (electricity and fuels).	Truck and trailer transportation (fuel consumption).	Energy and electricity consumed for precast concrete production.

TRACI v2.1 results per declared unit (Structural Systems - multiple facilities)

LIFE CYCLE STAGE	A1 RAW MATERIAL SUPPLY	A2 TRANSPORT	A3 MANUFACTURING
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Ecological damage

Impact category	Unit			
Acidification	kg SO ₂ eq	5.61E-01	1.32E-02	2.35E-01
Eutrophication	kg N eq	8.53E-02	1.58E-03	1.21E-02
Global warming	kg CO ₂ eq	2.34E+02	1.24E+01	4.77E+01
Ozone depletion	kg CFC-11 eq	2.10E-06	2.85E-07	4.21E-07

Human health damage

Impact category	Unit			
Carcinogenics	CTU _h	2.93E-05	7.19E-09	7.25E-08
Non-carcinogenics	CTU _h	1.97E-05	1.63E-06	1.35E-06
Respiratory effects	kg PM _{2.5} eq	1.33E-01	3.63E-03	2.43E-02
Smog	kg O ₃ eq	1.02E+01	2.18E-01	5.28E+00

Additional environmental information

Impact category	Unit			
Fossil fuel depletion	MJ surplus	1.12E+02	2.54E+01	8.58E+01
Ecotoxicity	CTU _e	3.81E+02	3.32E+01	1.78E+01

See the additional content required by the NSF PCR for precast concrete on page 4 of the [Transparency Report PDF](#).

References

LCA Background Report

Wells Architectural and Structural Precast Concrete LCA Background Report, Wells 2023; SimaPro Analyst 9.5; ecoinvent v3, Industry data 2.0, NREL, and US-EI 2.2 databases; TRACI 2.1

PCRs

ISO 21930:2017, "Sustainability in Building Construction – Environmental Declaration of Building Products" serves as the core PCR

NSF PCR for Precast Concrete v3.0 serves as the subcategory PCR

Valid through Apr 30, 2026. PCR review conducted by Thomas P. Gloria (Industrial Ecology Consultants), Ph. D; Bill Stough (Bill Stough, LLC); Dr. Michael Overcash (Environmental Clarity).

ISO 14025, "Sustainability in buildings and civil engineering works -- Core rules for environmental product declarations of construction products and services"



Download PDF SM Transparency Report, which includes the additional EPD content required by the NSF PCR.

SM Transparency Reports (TR) are ISO 14025 Type III environmental declarations (EPD) that enable purchasers and users to compare the potential environmental performance of products on a life cycle basis. Environmental declarations from different programs (using different PCR) may not be comparable. In order to support comparative assertions, this EPD meets all comparability requirements stated in ISO 14025:2006. However, differences in certain assumptions, data quality, and variability between LCA data sets may still exist. As such, caution should be exercised when evaluating EPDs from different manufacturers, as the EPD results may not be entirely comparable. Any EPD comparison must be carried out at the building level per ISO 21930 guidelines, use the same sub-category PCR where applicable, include all relevant information modules, be limited to EPDs applying a functional unit, and be based on equivalent scenarios with respect to the context of construction works. Some LCA impact categories and inventory items are still under development and can have high levels of uncertainty. To promote uniform guidance on the data collection, calculation, and reporting of results, the ACLCA methodology (ACLCA 2019) was used.

Rating systems

The intent is to reward project teams for selecting products from manufacturers who have verified improved life-cycle environmental performance.

LEED BD+C: New Construction | v4 - LEED v4

Building product disclosure and optimization

Environmental product declarations

<input type="radio"/> Industry-wide (generic) EPD	1/2 product
<input checked="" type="radio"/> Product-specific Type III EPD	1 product

LEED BD+C: New Construction | v4.1 - LEED v4.1

Building product disclosure and optimization

Environmental product declarations

<input type="radio"/> Industry-wide (generic) EPD	1 product
<input checked="" type="radio"/> Product-specific Type III EPD	1.5 product

Collaborative for High Performance Schools National Criteria

MW 7.1 – Environmental Product Declarations

<input checked="" type="radio"/> Third-party certified type III EPD	2 points
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Green Globes for New Construction and Sustainable Interiors

Materials and resources

<input checked="" type="radio"/> NC 3-5-1-2 Path B: Prescriptive Path for Building Core and Shell
<input checked="" type="radio"/> NC 3-5-2-2 and SI 4-1-2 Path B: Prescriptive Path for Interior Fit-outs

BREEAM New Construction 2018

Mat 02 - Environmental impacts from construction products

Environmental Product Declarations (EPD)

<input type="radio"/> Industry-average EPD	.5 points
<input checked="" type="radio"/> Multi-product specific EPD	.75 points
<input type="radio"/> Product-specific EPD	1 point

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How we make it greener

Structural Systems - multiple facilities

[Collapse all](#)

[See LCA results by life cycle stage](#)

RAW MATERIALS ACQUISITION

The efforts to make concrete more sustainable involve replacing a portion of cement with alternatives like fly ash and slag, and crushing and recycling waste concrete as aggregate. Sustainability in concrete products lies in its constituent materials – concrete doesn't use scarce resources, it's cost-effective, and it's easy to work with. Concrete is made up of naturally occurring ingredients like Portland cement, which is a blend of limestone, silica, and various chemicals. The aggregates in concrete come from naturally occurring local gravel, sand or crushed rock, and they can also be sourced from recycled materials such as old concrete or glass.



TRANSPORTATION

Wells building solutions focus on a localized production strategy, sourcing local ingredients and raw materials from nearby suppliers, reducing transportation costs as well as environmental impact. This local sourcing results in a significant reduction in the number of vehicles driving across long distances to deliver construction materials. This contributes to several sustainability benefits, including reduced carbon footprint, energy conservation, supporting the local economy, and faster delivery and construction. When shipping our building solutions to construction sites, there is negligible packaging, as well as the use of reusable load securement systems combined with just-in-time (JIT) delivery with immediate installation, reducing waste and excess on-site storage.



MANUFACTURING

Our prefabrication manufacturing process is grounded in utilizing precise mixture proportions, reducing waste by limiting concrete excess. Wells prefabricated building solutions are manufactured in a controlled environment. Our preconstruction process includes advanced engineering coordination to determine panel sizes to determine the most efficient building layout and reduce waste.



OTHER (USE, END OF LIFE)

The durability and extended life of prefabricated building systems creates buildings that stand the test of time. Additionally, when the building reaches the end of its life cycle, material can be diverted from the landfill and repurposed for other applications, contributing to a more sustainable approach to construction. The thermal mass of prefabricated concrete with insulation supports energy conservation by absorbing and releasing heat slowly, leading to long-term energy savings in our buildings.



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**Additional EPD content required by:
NSF PCR: Precast Concrete**

Wells Structural Systems (multiple facilities)

Data

Background This declaration of an average product was created by collecting life cycle data for Wells structural precast concrete products from several locations to calculate the weighted average for a declared unit of one tonne (1,000 kg) of product including lifting or connecting hardware. Variation in the unit process data for structural precast concrete production was very small. Data adopted in the model include ecoinvent v3, Industry data 2.0, NREL, and US-EI 2.2 database.

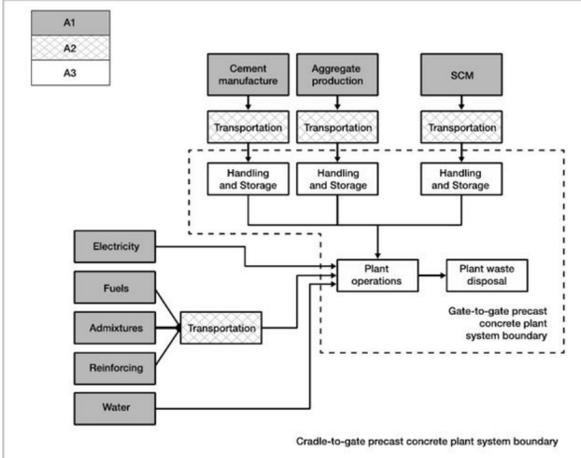
Allocation The manufacturing inputs that needed allocation were electricity, water, and fuel consumption since there are only one electric meter and one water meter that include the production of multiple Wells concrete products. The allocation of electricity, water, and fuel consumption were based on the percent of production by mass for the individual product divided by total site production output. In addition, there is no co-product in the manufacturing process.

Cut-off criteria for the inclusion of mass and energy flows are 1% of renewable primary resource (energy) usage, 1% nonrenewable primary resource (energy) usage, 1% of the total mass input of that unit process, and 1% of environmental impacts. The total of neglected input flows per module does not exceed 5% of energy usage, mass, and environmental impacts. The only exceptions to these criteria are substances with hazardous and toxic properties, which must be listed even when the given process unit is under the cut-off criterion of 1% of the total mass. Fly ash is used as a supplementary cementitious material and is regulated under RCRA & the Clean Water Act; no other hazardous substances are present. No known flows are deliberately excluded from this declaration; therefore, these criteria have been met. No biogenic carbon enters the product system. Carbon emissions during carbonation and calcination are also considered in this study. While no carbonation occurs during production of precast concrete, calcination occurs due to the use of cement. Calcination CO2 emissions for cement are calculated and reported separately using a carbon intensity factor for cement.

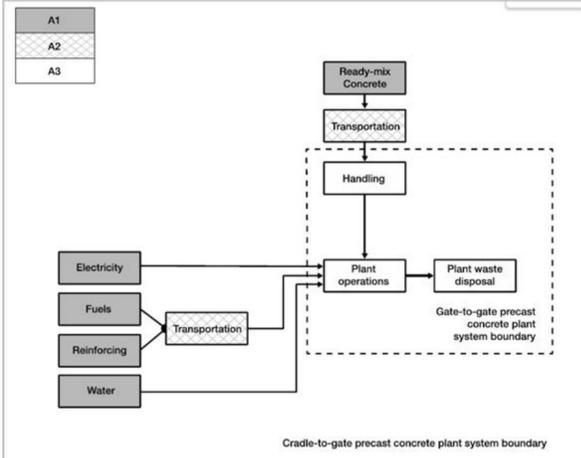
Quality Temporal and technological representativeness are considered to be high. Geographical representativeness is considered to be good. All relevant process steps for the product system were considered and modeled. The process chain is considered sufficiently complete with regards to the goal and scope of this study. The product system was checked for mass balance and completeness of the inventory. Capital equipment was excluded. Otherwise, no data were knowingly omitted. For more information on data quality, see the LCA background report.

Flow diagrams

Manufacturing process for plants with batch facilities on site (all except Rosemount):



Manufacturing process for plants without a batch facility on site (Rosemount):



Major assumptions and limitations:

- Material input and transportation distances are averages and do not reflect changes in material efficiency and supplier locations.
- Proxy materials were used when matching secondary data sets were not found.
- Generic data sets used for material inputs, transport, and waste processing are considered good quality, but actual impacts from material suppliers, transport carriers, and local waste processing may vary.
- LCA results are relative expressions and do not predict impacts on category endpoints, the exceeding of thresholds, safety margins or risks.
- This EPD covers only the cradle-to-gate impacts of products using a declared unit. Results listed in this EPD cannot be used to compare between products.
- For an average EPD for a declared unit of 1 tonne of precast concrete, the representativeness of the average EPD could be described by relevant technical properties such as those listed in the ACI 318 building code requirements for structural concrete.

Secondary data sets used

DATA SET	SOURCE	REF YEAR
eGRID – MRO, WECC, RFC	US EPA	2019
Cement, Portland (US) cement production, Portland I Cut-off, U	ecoinvent v3	2022
Cement, CEM II/A-L (ZA) cement production, CEM II/A-L I Cut-off, U	ecoinvent v3	2022
Sand (RoW) sand quarry operation, extraction from river bed I Cut-off, U	ecoinvent v3	2017
Gravel, crushed (RoW) gravel production, crushed I Cut-off, U	ecoinvent v3	2018
Rosin size, for paper production (RoW) rosin size production, for paper production I Cut-off, U	ecoinvent v3	2018
Plasticiser, for concrete, based on sulfonated melamine formaldehyde (GLO) plasticiser production, for concrete, based on sulfonated melamine formaldehyde I Cut-off, U	ecoinvent v3	2015
Calcium nitrate (RoW) calcium nitrate production I Cut-off, U	ecoinvent v3	2020
Polyethylene, high density, granulate (RoW) polyethylene production, high density, granulate I Cut-off, U	ecoinvent v3	2018
Printing ink, rotogravure, without solvent, in 55% toluene solution state (RoW) printing ink production, rotogravure, product in 55% toluene solution state I Cut-off, U	ecoinvent v3	2012
Steel, low-alloyed (RoW) steel production, electric, low-alloyed I Cut-off, U	ecoinvent v3	2021
Steel, unalloyed (RoW) steel production, converter, unalloyed I Cut-off, U	ecoinvent v3	2020
Metal working machine, unspecified (RoW) metal working machine production, unspecified I Cut-off, U	ecoinvent v3	2013
Steel wire rod (GLO) blast furnace route and electric arc furnace route I production mix, at plant I 1kg I LCI result	Industry data 2.0	2021
Carbon fiber/US	US-EI 2.2	2013
C3 hydrocarbon mixture (Europe without Switzerland) C3 hydrocarbon production, mixture, petroleum refinery operation I Cut-off, U	ecoinvent v3	2019
Reinforcing steel (RoW) reinforcing steel production I Cut-off, U	ecoinvent v3	2020
Concrete, 40MPa (RoW) concrete production, 40MPa, for civil engineering, with cement, Portland I Cut-off, U	ecoinvent v3	2022
Steel, chromium steel 18/8, hot rolled (RoW) steel production, chromium steel 18/8, hot rolled I Cut-off, U	ecoinvent v3	2021
Shale brick (RoW) shale brick production I Cut-off, U	ecoinvent v3	2014
Polystyrene foam slab (RoW) polystyrene foam slab production I Cut-off, U	ecoinvent v3	2022
Methylene diphenyl diisocyanate (RoW) market for methylene diphenyl diisocyanate I Cut-off, U	ecoinvent v3	2022
Polyol (RoW) market for polyol I Cut-off, U	ecoinvent v3	2022
Pentane (RoW) pentane production I Cut-off, U	ecoinvent v3	2018
Acrylonitrile-butadiene-styrene copolymer (RoW) acrylonitrile-butadiene-styrene copolymer production I Cut-off, U	ecoinvent v3	2022
Hydrochloric acid, without water, in 30% solution state (US) zirconium and hafnium tetrachloride production, from zircon I Cut-off, U	ecoinvent v3	2022
Polypropylene, granulate (RoW) polypropylene production, granulate I Cut-off, U	ecoinvent v3	2018
Injection moulding (RoW) injection moulding I Cut-off, U	ecoinvent v3	2020
Polystyrene foam slab with graphite, 6% recycled (CH) polystyrene foam slab with graphite, 6% recycled I Cut-off, U	ecoinvent v3	2016
Argon, crude, liquid (CA-QC) air separation, cryogenic I Cut-off, U	ecoinvent v3	2020
Welding, gas, steel (RoW) welding, gas, steel I Cut-off, U	ecoinvent v3	2022
Carbon dioxide, liquid (RoW) carbon dioxide production, liquid I Cut-off, U	ecoinvent v3	2022
Diesel, burned in building machine (GLO) diesel, burned in building machine I Cut-off, U	ecoinvent v3	2022
Gasoline, combusted in equipment NREL/US U	NREL	2008
Heat, district or industrial, other than natural gas (CA-QC) heat production, propane, at industrial furnace >100kW I Cut-off, U	ecoinvent v3	2013
Nitrogen, liquid (RoW) air separation, cryogenic I Cut-off, U	ecoinvent v3	2022
Oxygen, liquid (CA-QC) air separation, cryogenic I Cut-off, U	ecoinvent v3	2022
Heat, district or industrial, natural gas (CA-QC) heat production, natural gas, at industrial furnace low-NOx >100kW I Cut-off, U	ecoinvent v3	2022

Major system boundary exclusions:

- Capital goods & infrastructure; maintenance and operation of support equipment;
- Manufacture & transport of packaging materials not associated with final product;
- Human labor and employee transport;
- Building operational energy and water use not associated with final product.

Wells Structural Systems (multiple facilities): LCIA results, resource use, output and waste flows, and carbon emissions & removals per declared unit of 1 tonne (1,000 kg)

Parameter	Unit	A1	A2	A3	Total
LCIA results (per 1,000 kg)					
Ozone depletion	kg CFC-11 eq	2.10E-06	2.85E-07	4.21E-07	2.81E-06
Global warming	kg CO ₂ eq	2.34E+02	1.24E+01	4.77E+01	2.94E+02
Smog	kg O ₃ eq	1.02E+01	2.18E-01	5.28E+00	1.57E+01
Acidification	kg SO ₂ eq	5.61E-01	1.32E-02	2.35E-01	8.10E-01
Eutrophication	kg N eq	8.53E-02	1.58E-03	1.21E-02	9.90E-02
Respiratory effects	kg PM _{2.5} eq	2.93E-05	7.19E-09	7.25E-08	2.93E-05
Carcinogenics	CTUh	1.97E-05	1.63E-06	1.35E-06	2.27E-05
Non-carcinogenics	CTUh	1.33E-01	3.63E-03	2.43E-02	1.61E-01
Additional environmental information					
Ecotoxicity	CTUe	3.81E+02	3.32E+01	1.78E+01	4.32E+02
Fossil fuel depletion	MJ surplus	1.12E+02	2.54E+01	8.58E+01	2.23E+02
Resource use indicators					
Renewable primary energy used as energy carrier (fuel)	MJ, NCV	5.66E+01	6.28E+01	9.17E+01	2.11E+02
Renewable primary resources with energy content used as material	MJ, NCV	1.12E+01	9.77E+00	7.53E-01	2.17E+01
Total use of renewable primary resources with energy content	MJ, NCV	6.78E+01	7.26E+01	9.25E+01	2.33E+02
Non-renewable primary resources used as an energy carrier (fuel)	MJ, NCV	1.68E+03	2.94E+04	7.17E+02	3.18E+04
Non-renewable primary resources with energy content used as material	MJ, NCV	1.54E-01	3.01E-03	8.57E-04	1.57E-01
Total use of non-renewable primary resources with energy content	MJ, NCV	1.68E+03	2.94E+04	7.17E+02	3.18E+04
Secondary materials	kg	0	0	0	0
Renewable secondary fuels	MJ, NCV	0	0	0	0
Non-renewable secondary fuels	MJ, NCV	0	0	0	0
Recovered energy	MJ, NCV	0	0	0	0
Use of net fresh water resources	m ³	2.55E+01	1.01E+00	3.07E+00	2.95E+01
Abiotic depletion potential for fossil resources (ADP _{fossil})	MJ, NCV	1.48E+03	1.64E+02	6.50E+02	2.29E+03
Output flows and waste category indicators					
Hazardous waste disposed	kg	0	0	0	0
Non-hazardous waste disposed	kg	0	0	3.97E+02	3.97E+02
High-level radioactive waste, conditioned, to final repository	kg	2.78E-02	2.66E-04	1.39E-02	4.19E-02
Intermediate- and low-level radioactive waste, conditioned, to final repository	kg	1.99E-05	2.34E-07	1.56E-06	2.17E-05
Components for re-use	kg	0	0	0	0
Materials for recycling	kg	0	0	4.62E+00	4.62E+00
Materials for energy recovery	kg	0	0	0	0
Exported energy	MJ, NCV	0	0	0	0
Carbon emissions and removals					
Biogenic carbon removal from product	kg CO ₂	0	0	0	0
Biogenic carbon emission from product	kg CO ₂	0	0	0	0
Biogenic carbon removal from packaging	kg CO ₂	0	0	0	0
Biogenic carbon emission from packaging	kg CO ₂	0	0	0	0
Biogenic carbon emission from combustion of waste from renewable sources used in production processes	kg CO ₂	0	0	0	0
Calcination carbon emissions	kg CO ₂	6.46E+01	0	0	6.46E+01
Carbonation carbon removals	kg CO ₂	0	0	0	0
Carbon emissions from combustion of waste from non-renewable sources used in production processes	kg CO ₂	0	0	0	0