

IFC Sustainable Facilities Initiatives

IFC's facilities make up one quarter of IFC's carbon footprint and contributes to the environmental footprint through energy, water, and waste impacts. That is why IFC is committed to improving the sustainability of all its office spaces in the Washington, DC headquarters and country offices.

HEADQUATER INITIATIVES

IFC is a global institution with more than 100 offices worldwide HQ office buildings in Washington, DC account for half of IFC's office space with over 1 million square feet and over 3,000 workstations. IFC's Corporate Real Estate team works to create both technological and behavioral adjustments to the way the HQ office functions to save energy, reduce waste to landfill, and conserve water.

Meeting Sustainability Standards:

The two buildings comprising IFC's HQ are both certified LEED Platinum for Existing Buildings by the United States Green Building Council (USGBC). LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world and is especially prevalent in developed economies such as the United States. Practices that contribute to LEED certification include energy efficient lighting, lighting sensors, and efficient cooling systems.

IFC HQ has achieved the United States Environmental Protection Agency's EnergyStar certification for existing buildings nearly 20 times since 1999. The EnergyStar label is awarded to buildings that are rated in the top 25% of energy efficient buildings across the country, meaning that year-on-year IFC's HQ remains one of the most energy-efficient buildings in Washington, DC.

In FY19, 70 solar panels were added to the rooftop providing renewable power to the facility. The panels generated 22,070 kWh of energy in FY21 saving 15.6 metric tons of carbon dioxide equivalent. This is the same as saving 38,823 miles of emissions from a gasoline powered vehicle or powering 3 average U.S. houses for one year.

Reducing and Recycling Waste at All Stages:

IFC has introduced several programs to reduce landfill waste including paper-saving towel and napkin dispensers, managed print services, and office supply reuse programs. In addition, the collection and recycling of multiple waste streams – including electronic waste - is available at many office locations.

HQ is planning a return to compost collection after discontinuing service due to contamination levels. While composting, HQ achieved landfill diversion rates of 87% (FY14). In recent years without compost collection, diversion rates dipped down to 62% (FY20) as food waste is sent to landfill. FY21 data reflects an 20% diversion rate as most waste operations ceased during pandemic era home-based work. As IFC works to resume its compost

collection, it has an opportunity to return to diversion levels upwards of 90%.

IFC requires construction contractors and subcontractors to recycle as much building material as possible. Contractors are also responsible for recycling of construction materials (i.e., carpet tiles, acoustic ceiling tiles, metals, etc.). When interior renovations are made, IFC's Corporate Real Estate team seeks to repurpose and reuse office furniture. In situations where this is not possible or feasible, IFC donates office furniture including desks, tables, chairs, and bookcases to local charitable organizations.

IFC's HQ has replaced all plastic bottles sold on-site with glass, aluminum, or cardboard packaging, and all drinking fountains provide filtered tap water to reduce bottled water purchases. All catered meetings at HQ default to pitchers of filtered water to further reduce unnecessary bottled water. Additionally, sensor-based water fountains were installed to promote increased use of reusable containers.

Cutting Water Use:

Water efficiency measures save over 4 million gallons of water annually and include low-flow toilet flush valves and urinals, low-flow sink faucets in bathrooms and pantries, low-flow shower heads in fitness center locker rooms, and rain sensors to allow watering of landscaped vegetation to be based on actual rainfall. HQ conducts water audits to examine additional opportunities for water reduction and to ensure water is not wasted through leakage.

Sustainable Food:

IFC implements several food sustainability measures to ensure sustainable sourcing and proactive waste efficiency. The food outlets at HQ follow sourcing standards such as purchasing cage free eggs, rBGH-free milk and yogurt, and reduced antibiotic chicken and turkey. Additionally, all seafood purchased is approved by the Monterey Bay Aquarium Seafood Watch Program.

As of FY20, IFC reports HQ food sourcing related emissions to the Cool Food Pledge - a collaborative initiative with World Resources Institute - to track and report this type of emissions with the aim of WBG-wide reduction of 25% by 2030.

In FY21, HQ installed a rooftop garden which grows herbs and vegetables including collard greens, okra, chard, peppers,

rosemary, sage, and thyme. There are several co-benefits associated with rooftop gardens. They capture stormwater and reduce heat island effects which help reduce energy consumption

by cooling the surface of the roof. A beehive was placed next to the garden to aid pollination, provide a safe habitat for bees, and help the local ecology. IFC donated over 400 pounds of produce from the garden to a local nonprofit from two seasons of harvesting.

For HQ water and waste data, please see tables below. For our electricity use data, please view the IFC Carbon Neutrality Commitment factsheet found [here](#)

HQ Waste Diversion

IFC HQ	FY14	FY15	FY16*	FY17	FY18	FY19	FY20	FY21**
Compost	20%	17%	3%					
Recycling	67%	68%	63%	61%	60%	66%	62%	20%
Landfill	13%	15%	34%	39%	40%	34%	38%	80%
Diversion Rate	87%	85%	66%	61%	60%	66%	62%	20%

* - Compost collection discontinued due to contamination. Plans to return composting in development.

** - Switch to home-based work had significant impact on waste diversion.

HQ Water Use

IFC HQ (gallons)	FY16	FY17	FY18	FY19*	FY20**	FY21***
Water	12,284,509	10,924,551	12,253,794	13,729,888	10,701,998	6,596,823
Wastewater	8,985,600	6,872,353	8,252,128	7,996,533	7,064,101	2,915,518
Total	21,270,109	17,796,904	20,505,922	21,726,421	17,766,099	9,512,341

* - Water use increased with the addition of added office space from our 2nd HQ building.

** - Water use dropped in FY20 due to switch to home-based work in Q4.

*** - Water use dropped significantly in FY21 due to switch to home-based work for entire year.

COUNTRY OFFICE INITIATIVES

Most of IFC's Country Offices are in buildings that IFC does not own. While this limits improvements which can be made to the exterior envelope, we continue to design more environmentally friendly interiors. Water and energy efficiency are particularly important given that IFC operates in areas where resources are often strained. For example, about 20% of countries in which IFC operates are located in countries characterized by high to extremely high-water stress, as defined by the World Resources Institute. Furthermore, IFC aims to locate offices in buildings that are sustainably certified. Whether IFC's own EDGE standard, LEED, BREEAM, or other local standards, IFC makes the best efforts to find buildings that perform better than business as usual.

When IFC owns its office, it has more latitude to make improvements from the start. For example, IFC's office in Accra, Ghana, which is shared with the World Bank, was constructed using green building design criteria and achieved EDGE certification. The building features a green rooftop, rainwater harvesting, and natural lighting. As a nod to the regional culture and environmental preservation, a decades old Nim Tree was left intact in the middle of the grounds, surrounded by the four-story office structure. According to EDGE's assessment, the building is 36% more energy efficient and 72% more water efficient due to its resource saving initiatives.

IFC's Corporate Real Estate team works to improve our offices with efficiency projects. Heating and cooling spaces makes up a great percentage of a building's energy consumption. In FY20, the Sao Paulo, Brazil location completed a HVAC system upgrade to increase its efficiency. More HVAC system upgrades have been identified for other office location improvements. Additionally, on FY21, the Accra office completed mechanical upgrades and added more efficient sump pumps.

All offices, whether leased or owned, can reduce waste and divert more materials from landfill. Many offices have eliminated plastic water bottles, many have recycling available within the limitations of local infrastructure, and where possible, offices participate in toner recycling schemes offered by manufacturers. All offices also work to reduce paper waste by eliminating redundant printers and preparing electronic meeting materials.

Finally, the World Bank Group, including IFC, uses EPEAT as a standard for IT procurement. This reduces not only energy use but also a wide range of environmental hazards. WBG has been awarded the EPEAT Purchaser Award for committing to purchase Laptops/Desktops/Monitors/Printers that are EPEAT certified.

For inquiries, please contact Nicolas Douillet at ndouillet@ifc.org.