

IFC Green 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, whether owned or leased, in the Washington, DC headquarters and numerous country offices.

HEADQUATER INITIATIVES

While 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 is making both technological and behavioral adjustments to the way the DC office functions, saving energy, reducing waste, and cutting water use.

Meeting Sustainability Standards:

IFC HQ is 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, where IFC's headquarters is located. Practices that contribute to LEED certification include energy efficient lighting, efficient cooling systems, and IFC's closed-loop carpet recycling system.

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 16,353 kWh of energy in FY20. Additionally, in FY20, HQ completed a chiller optimization project on the HVAC system to reduce energy demands on the facility.

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, collection and recycling of multiple waste streams – including electronic waste - is available.

In FY22, composting collection will resume at HQ after a 6-year hiatus. During previous compost collection years, HQ's landfill diversion rate reached 87% (FY14). In recent years without compost collection, diversion rates dipped down to 62% (FY20) as food waste is sent to landfill. Although FY20 data only reflects 9 months of statistics due to the switch to home-based work at the end of Q3, the 62% rate is comparable to other complete fiscal years of waste data where compost collection did not occur. As IFC resumes 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.

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.

IFC has previously introduced programs to help reduce food waste within its food outlets. In FY22, HQ adapted a new program called Leanpath. By using this tool to measure volume and report the source of the waste, IFC can purchase food that saves money and cuts down food waste. While IFC aims to reduce food waste, we also partner with Food Rescue to make food donations to underserved communities.

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 200 pounds of produce from the garden to a local nonprofit.

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.

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.

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