Project Summary

Project Background
In Mongolia, Green Building Program aims to contribute to the green building market transformation in the country through the development and implementation of a mandatory green building regulation and/or voluntary green building certification. The program is expected to help reduce overall greenhouse gas emissions and improve energy, water and other resource efficiencies associated with new building construction in Mongolia.

Project Objectives
The objective of this consultancy is to assess the local conditions and opportunities for IFC’s engagement with a new green building regulation and green building certification. The Consultant will support IFC team to:
• Review current status (e.g. development, application and enforcement) of existing green building/ energy efficiency regulatory system including legislation, policies and strategies of Mongolian government and local government of Ulaanbaatar City on green buildings;
• Conduct stakeholder mapping and capability assessment of organizations and individuals relevant to this project;
• Collect data on existing building stock, sector specific growth trends and forecast, ownership status (private, local/ central government), typical building energy consumption and cost of energy efficiency solutions in buildings.

Project Results
The consultant will submit well-written and structure reports on:
(i) Regulation review and stakeholders mapping with recommendations on potential government and private sector/organization partners for green building regulation/ certification work; (ii) Database of Building Stock (Building profiles, Building specifications and estimation of building growth); (iii) Typical Building Energy/ Water Consumption Study; (iv) Market research on availability and cost of typical construction materials and equipment; (v) Recommendations for IFC approach in Mongolia, including partners for regulatory and voluntary certification work.

Services Provided
1) Regulation Review and Stakeholder Mapping
• Mapping and assessment of different green building regulations, standards, certifications, plans, strategies, etc. that exist in Mongolia;
• Government agencies mapping with actual application/ enforcement of regulations;
• Map the construction permit/ licensing procedure;
• Map key market stakeholders involving in the development/ promotion of green building;
• Assessment of Green building voluntary certification systems used in the country (e.g. LEED, BREAM, etc.).

2) Market Study and Data Collection
• Identification of 3 residential apartments, constructed in last 3 years. The survey deliverables should include: Monthly energy, water consumption data, building geometry, type of energy systems used, type of water systems used, type of construction materials used;
• Market research on availability and cost/unit of following key building equipment/ materials incl. boilers/ heating equipment, water heaters, glazing, wall and roof insulation, lighting, solar PV panels;
• Estimate of new buildings growth for each building category;
• Identification and visit of emerging market players and/ or established companies that plan to expand within the next few years;
• Compilation of all existing relevant datasets/ reports on building stock, energy/ water consumption, building specifications, and material cost data.