



**Ministry of Defence
National Building Research Institute
(NBRI)**



REQUEST FOR EXPRESSIONS OF INTEREST (REOI)

Consultancy Service	:	Consultancy Services for the Formulation & Establishment of the National Building Code of Sri Lanka (NBCSL)
Reference No	:	NBRI/NBCSL/C/QCBS/2026/01
Country	:	Sri Lanka
Source of Financing	:	Consolidated Fund of the Government of Sri Lanka (GoSL)

The Government of Sri Lanka (GoSL), through the National Building Research Institute (NBRI), in collaboration with the Construction Industry Development Authority (CIDA) and the Urban Development Authority (UDA), has initiated the formulation and establishment of the National Building Code of Sri Lanka (NBCSL). The NBCSL will serve as the primary regulatory instrument governing building design, construction, occupancy, and safety across the country, and will supersede the current fragmented system of building-related laws, regulations, and guidelines currently in force in Sri Lanka.

This assignment builds on an extensive program of preparatory technical studies covering international benchmarking, review of the existing regulatory framework, stakeholder consultations, capacity assessment of building professionals, and analysis of construction typologies. The Consultancy firm selected under this assignment will use this foundation to develop, drive stakeholder consensus on, and finalize an enforceable, context specific NBCSL, together with a supporting implementation and compliance framework, over an assignment duration of twenty-four (24) months.

Scope of Services

The assignment is organized into ten (10) interlinked Work Packages, covering: institutional and regulatory diagnostics; international benchmarking and adaptation; NBCSL framework design; staged drafting of the Code (30%, 60% and 100% drafts) across mandatory chapters including General Provisions, Architectural, Structural Stability, Soil & Foundations, Fire Safety, Sustainability, Universal Accessibility, Building Services - MEP, Existing Structures and Housing Annex; stakeholder engagement and consensus-building; technical review and validation through Technical Review Committees (TRCs); development of an implementation and compliance framework; economic, social and environmental impact assessment; and finalization, and ready for the dissemination of the Code.

Interested consultancy firms must provide information indicating that they have the required qualifications and relevant experience of the firm to undertake this assignment.

Minimum Qualification Requirements for Shortlisting

Interested firms shall demonstrate the following minimum qualifications, provided in summarized/self-declared form at this stage, to be considered for shortlisting:

- Registration as a consultancy firm under the Registrar of Companies (or equivalent competent authority), with a minimum of ten (10) years of continuous operation as of the date of EOI submission, and a firm profile confirming core business activities in building regulatory advisory, code development, or related construction sector consultancy services.
- Demonstrated experience as lead or co-lead consultant in the development or major revision of at least one (1) national building code or equivalent comprehensive building regulatory framework within the last ten (10) years, together with verifiable client references confirming successful completion.

- Evidence of engagement with multi-hazard risk (high wind, flood, landslide, etc..) in the context of building regulation or infrastructure planning within the last ten (10) years.
- Audited financial statements demonstrate financial capacity and stability, stating average annual turnover for the last three (3) completed financial years (2022/23, 2023/24, and 2024/25), with a minimum average annual turnover of LKR 150 Mn.

All subcontracting arrangements must be disclosed at the EOI stage.

A shortlisted Consultancy firm shall not associate with another shortlisted Consultancy firm, whether as a joint venture partner or otherwise, for this assignment.

The Consultancy Firm will be selected in accordance with the procedures set out in the Guidelines for Selection and Employment of Consultants, August 2007, following the Quality and Cost-Based Selection (QCBS) method, and all interested parties are informed that all documentation shall be in the English language.

Where the Consultancy Firm (or the Lead Firm of a joint venture/consortium) is a foreign firm, it must associate with a consultancy firm registered in Sri Lanka as a joint venture partner, to support local coordination, stakeholder engagement, and compliance with Sri Lankan regulatory and institutional requirements throughout the assignment. Joint ventures and consortia of a maximum of three (3) firms are permitted, subject to a clearly identified Lead Firm bearing primary contractual accountability. Where the Applicant is a Joint Venture or Consortium, the eligibility, experience, and financial capacity criteria set out above shall be met in accordance with the Joint Venture qualification requirements detailed in Section 8 of the Terms of Reference (ToR).

The "Terms of Reference" and "EoI Information Form" are available on the NBRI website, and interested parties may download these documents from www.nbri.gov.lk.

Interested parties may obtain further information from Mr Chinthaka Rathnasiri, Director, Human Settlements Planning & Training Division, National Building Research Institute of Sri Lanka, Mobile: +94 716 874524, Office: +94 112 588946 ext. 640, Email: chinthaka@nbri.gov.lk, at the address given below, during business hours.

Interested firms should submit their Expression of Interest using the prescribed EOI Information Form, together with all supporting information requested above, in one (1) original, two (2) copies, and one (1) soft copy on a USB drive for shortlisting (the maximum number of pages, including attachments, shall be less than 100 pages).

EOIs must be delivered in writing to the address below, either by hand or by post, no later than 21st October 2026 on or before 1400 hrs (Sri Lankan time). Envelopes containing the EOI shall be clearly marked "Expression of Interest - Consultancy Services for the Formulation & Establishment of the National Building Code of Sri Lanka (NBCSL) - Ref No: NBRI/NBCSL/C/QCBS/2026/01".

Chairman,
Ministry Consultants Procurement Committee (CPCM),
Through Director General,
National Building Research Institute (NBRI)
No: 99/1, Jawatta Road, Colombo 05, Sri Lanka