











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using DesignBuilder v.2.1.0.056 [SBEM]	Building type Office
	Current rating	
	Excellent	
		Carbon Neutral
		A (0 to 15)
		B (16 to 30)
		C (31 to 45)
		D (46 to 60)
	E (61 to 80)	
	F (81 to 100)	
	G (100+)	
Very Poor		
Carbon Dioxide Emissions		
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		76
Approximate current energy use per m ² of floor area:		224 kWh/m²
Main heating fuel: Natural Gas		Building Services: Air conditioning
Renewable energy source:		Electricity: Grid supplied
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		41  C
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		66  E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Consider replacing GLS spot lights with LED technology.</p> <p>2. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>3. The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.</p>		

Address: 160 Dundee Street, Edinburgh, EH11 1DQ
Conditioned area (m²): 5986
Name of protocol organisation: CIBSE Certification Limited, [LCEA085187]
Date of issue of certificate: 17 Mar 2010 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE