

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Carbon Checker v1.4 [SBEM]	Building type Office
	Current rating	
	Excellent	
	 Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
 D		
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		55
Approximate current energy use per m ² of floor area:		220 kWh/m²
Main heating fuel: Natural Gas Building Services: Heating with Nat. Vent. 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:		28  B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		24  B
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes. 4. Some windows have high U-values - consider installing secondary glazing. 2. Consider replacing T8 lamps with retrofit T5 conversion kit. 5. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. 3. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. 6. Some glazing is poorly insulated. Replace/improve glazing and/or frames.		

Address: Allan House, 21-25 Bothwell Street, Glasgow, G2 6NL

Conditioned area (m²): 2115

Name of protocol organisation: ABE, [MABE000002]

Date of issue of certificate: 30 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