











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.1.a [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		95
Approximate current energy use per m ² of floor area:		320 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:		85  F+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	4. Some windows have high U-values - consider installing secondary glazing.	
2. Consider replacing T8 lamps with retrofit T5 conversion kit.	5. Consider replacing heating boiler plant with a condensing type.	
3. Add optimum start/stop to the heating system.	6. Consider installing building mounted wind turbine(s).	

Address: Atrium Court, Waterloo Street, GLASGOW, G2 6HQ

Conditioned area (m²): 13698

Name of protocol organisation: BRE Global Ltd, [BREC400009]

Date of issue of certificate: 27 Oct 2008 (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