





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.4.a [SBEM]	Building type Warehouse and storage
	Current rating	
	Excellent	
	 Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
 C		
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		39
Approximate current energy use per m ² of floor area:		136 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:		35  C+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. The energy used for lighting can be improved. Use T5 lamps to replace T8's, compact fluorescents instead of tungsten filament and new low energy LED's offer a better alternative to traditional halogen spots.		
2. Typically, two-thirds of the heat input into a commercial building is lost through the building fabric. Consider reviewing and mitigating losses through improvements such as draught-proofing, insulation and replacing the glazing.		
3. Vehicle/Roller delivery doors can lead to high volume heat losses. Consider mitigating, such loss with devices such as p.v.c strip curtains, air seals and sectioning off such areas known as 'draught lobbies'.		

Address: 240 Seaward Street, Glasgow, G41 1NG

Conditioned area (m²): 905

Name of protocol organisation: BRE Global, [BRE-ND-EPC-00077]

Date of issue of certificate: 13 Dec 2009 (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