





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using DesignBuilder v.1.6.8.001 [SBEM]	Building type Office
	<b>Current rating</b>	
	<b>Excellent</b>	
	 <b>Carbon Neutral</b>	
	<b>A (0 to 15)</b>	
	<b>B (16 to 30)</b>	
	<b>C (31 to 45)</b>	
	<b>D (46 to 60)</b>	
<b>E (61 to 80)</b>		
<b>F (81 to 100)</b>		
<b>G (100+)</b>		
 <b>E</b>		
<b>Very Poor</b>		
<b>Carbon Dioxide Emissions</b>		
The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		<b>80</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>233 kWh/m<sup>2</sup></b>
Main heating fuel: Natural Gas		Building Services: Air conditioning
Renewable energy source:		Electricity: Grid supplied
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.</b>		
<b>Benchmarks</b>		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		<b>53</b>  <b>D</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>68</b>  <b>E+</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
<p>1. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>2. 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> <p>3. Consider replacing heating boiler plant with high efficiency type.</p> <p>4. The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.</p> <p>5. Install more efficient water heater.</p>		

**Address:** Clydesdale plaza, 50 Lothian Rd, Edinburgh, EH3 9BY  
**Conditioned area (m<sup>2</sup>):** 12954  
**Name of protocol organisation:** CIBSE Certification Limited, [85187]  
**Date of issue of certificate:** 15 Sep 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**