Energy Performance Certificate for buildings other than dwellings

Energy Performance Certificate

Building Energy Performance — Scotland

Calculated asset rating using Lifespan SBEM v3.5.a [SBEM]	Building type Office	Current rating

Carbon Neutral	Excellent
A (0 to 15)	
B (16 to 30)	
C (31 to 45)	
D (46 to 60)	
E (61 to 80)	E+
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 m² of floor area per year	**68**
Approximate current energy use per m² of floor area:	**180** 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:	**49**	D+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	**59**	D

Recommendations for the cost-effective improvement (lower cost measures) of the energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
3. Add optimum start/stop to the heating system.
4. Ductwork leakage is high. Inspect and seal ductwork.
5. Some windows have high U-values - consider installing secondary glazing.
6. Add weather compensation controls to heating system.

Address: Office Premises, 101 George Street, Edinburgh, Eh2 3ES
Conditioned area (m²): 2845
Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS103698]
Date of issue of certificate: 25 Apr 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