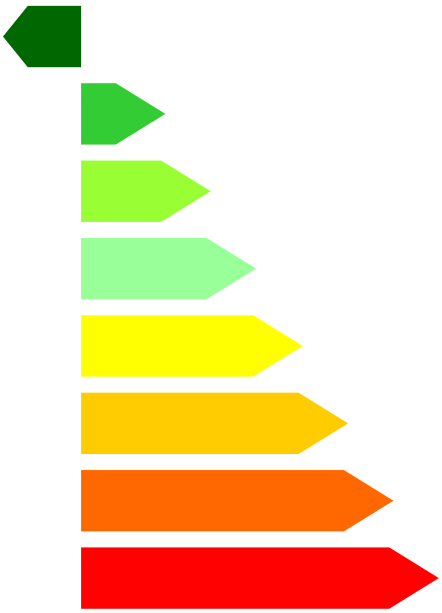
Energy Performance Certificate for buildings other than dwellings

Energy Performance Certificate

Building Energy Performance — Scotland

Calculated asset rating using Lifespan SBEM 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)
D	(46 to 60)
E	(61 to 80)
F	(81 to 100)
G	(100+)

F+

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	**90**
Approximate current energy use per m² of floor area:	**436** 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:	**18**	B+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	**76**	E

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.

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. 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.

5. Some windows have high U-values - consider installing secondary glazing.

6. Add local temperature control to the heating system.

Address: Unit 3E Monklands Industrial Estate, Kirkshaws Road, Coatbridge, Lanar
Conditioned area (m²): 728
Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS097410]
Date of issue of certificate: 05 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