

Energy Performance Certificate for buildings other than dwellings

Energy Performance Certificate	Building Energy Performance		Scotland
	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type General Industrial and Special Industrial Groups	Current rating
<p>Carbon Neutral</p> <p>A (0 to 15)</p> <p>B (16 to 30)</p> <p>C (31 to 45)</p> <p>D (46 to 60)</p> <p>E (61 to 80)</p> <p>F (81 to 100)</p> <p>G (100+)</p>		<p>Excellent</p> <p>D</p> <p>Very Poor</p>	
Carbon Dioxide Emissions			
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		57	
Approximate current energy use per m ² of floor area:		157 kWh/m²	
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.	
Renewable energy source: None		Electricity: Grid supplied	
<p>Carbon Dioxide is a greenhouse gas which contributes to climate change.</p> <p>Less Carbon Dioxide emissions from buildings helps the environment.</p>			
Benchmarks			
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		25	B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		56	D
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance			
1. Consider replacing T8 lamps with retrofit T5 conversion kit.			

Address: 58 Canyon Road, Excelsior Park, Wishaw ML2 0EG

Conditioned area (m²): 489

Name of protocol organisation: Bre, [BRE-ND-EPC00303]

Date of issue of certificate: 01 Dec 2012 (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

Recommendation Report Scotland

Building Address:

58 Canyon Road
Excelsior Park
Wishaw
ML2 0EG

Building Type(s): General Industrial and Special Industrial Groups

ADMINISTRATIVE INFORMATION

Issue Date:	01 Dec 2012
Valid Until:	30 Nov 2022 (*)
Total Useful Floor Area (m ²):	489
Calculation Tool Used:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

QUALIFIED/ACCREDITED PERSON DETAILS

Person Name:	Neil McCreath
Employer/Trading Address:	78/10 Orchard Brae Avenue, Edinburgh EH4 2GA
Protocol Organisation:	Bre
Membership Number:	BRE-ND-EPC00303

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1. Background

Building (Scotland) Act 2003 and Statutory Instrument 2007 No. 534, *The Building (Scotland) Amendment Regulations 2006*, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This Recommendation Report is the Additional advice in clause 6.9.3 of the Scottish Building Standards Non-domestic Technical Handbook which may be provided. Cost effective improvements should be inserted into the Recommendations section of the Energy Performance Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	489
Building services:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.d using calculation engine SBEM v4.1.d.0 .

In accordance with Government's current guidance, the Qualified / Accredited Person did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the Qualified / Accredited Person for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

No recommendations of long term payback have been identified

d) Other recommendations

This section lists other recommendations selected by the Qualified / Accredited Person, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the qualified/accredited person have been identified

4. Next steps

a) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Qualified / Accredited Person has reviewed in the light of his / her knowledge of the building and its use. The Qualified / Accredited Person may have comments on the recommendations based on his / her knowledge of the building and its use.

The Qualified / Accredited Person may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

b) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

c) Complaints

Details of the Qualified / Accredited Person and the relevant protocol organisation are on this report and the energy performance certificate. You can get contact details of the protocol organisation from our website at www.sbsa.gov.uk/european_issues/epcprotocols.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Qualified / Accredited Person based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- For an existing building, produced by a Qualified / Accredited Person who is accredited to produce Recommendation Reports through a Government Approved protocol agreement