

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using DesignBuilder v.2.1.0.044 [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>G</b> Very Poor		
<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>173</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>410 kWh/m<sup>2</sup></b>
Main heating fuel: Grid Supplied Electricity		Building Services: Heating with Nat. Vent.
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>43</b> <b>C</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>55</b> <b>D</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
<p>1. Consider an alternative heating system such as a split system (air source heat pump).</p> <p>2. Consider insulating flat roof. (May involve removing ceiling lining).</p> <p>3. Install new coated and argon filled double glazing.</p> <p>4. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.</p>		

**Address:** Room 12 & 13, 52 St Enoch Square, Glasgow, G1 4AA  
**Conditioned area (m<sup>2</sup>):** 46  
**Name of protocol organisation:** Royal Institution of Chartered Surveyors, [RICS843204]  
**Date of issue of certificate:** 17 Feb 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**