





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using IES <VE> 5.9.0.2 [ApacheSim]	Building type Office
	Current rating	
	Excellent	
	 <b>Carbon Neutral</b>	
	<b>A</b> (0 to 15)	
	<b>B</b> (16 to 30)	
	<b>C</b> (31 to 45)	
 <b>D</b>		
<b>D</b> (46 to 60)		
<b>E</b> (61 to 80)		
<b>F</b> (81 to 100)		
<b>G</b> (100+)		
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>60</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>282</b> kWh/m <sup>2</sup>
<b>Main heating fuel:</b> Natural Gas <b>Building Services:</b> Heating with Nat. Vent. <b>Renewable energy source:</b> <b>Electricity:</b> Grid supplied		
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change.</b> <b>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>23</b>  <b>B</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>45</b>  <b>C</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Consider replacing heating boiler plant with high efficiency type.		
2. Some windows have high U-values - consider installing secondary glazing.		
3. Some solid walls are poorly insulated - introduce or improve internal wall insulation.		

**Address:**

Caithness House, 125/127 St Vincent Street, Glasgow

**Conditioned area (m<sup>2</sup>):**

2236.624

**Name of protocol organisation:**

&lt;Protocol organisation not provided&gt;, [014870]

**Date of issue of certificate:**

11 Mar 2009 (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**