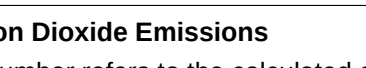


Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using IES <VE> 5.9.2 [SBEM]	Building type Office
	Current rating	
	Excellent	
	 Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
 D (46 to 60)		
 E (61 to 80)		
 F (81 to 100)		
 G (100+)		
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		83
Approximate current energy use per m ² of floor area:		270 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:		47
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		0
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.		
2. Add time control to heating system.		
3. Improve insulation on HWS storage.		
4. Add optimum start/stop to the heating system.		
5. Add time control to HWS secondary circulation.		
6. 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.		

Address:

IES Model, 227 West George Street, Glasgow

Conditioned area (m²):

3604

Name of protocol organisation:

CIBSE Certification Ltd, [LCEA003045]

Date of issue of certificate:

07 Oct 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