





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v4.1.d [SBEM]	Building type Offices and Workshop businesses
	<div>  <div> <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> (46 to 60)  <b>E</b> (61 to 80)  <b>F</b> (81 to 100)  <b>G</b> (100+) </div> </div>	
	<div> <div>Excellent</div> <div>  <b>D+</b> </div> <div>Very Poor</div> </div>	
	<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	
	Approximate current energy use per m <sup>2</sup> of floor area:	
	<b>165 kWh/m<sup>2</sup></b>	
	<b>Main heating fuel:</b> Natural Gas <b>Building Services:</b> Heating with Nat. Vent. <b>Renewable energy source:</b> Other non-calculated <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>14</b>  <b>A</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>46</b>  <b>D+</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Consider replacing T8 lamps with retrofit T5 conversion kit.		
2. Some glazing is poorly insulated. Replace/improve glazing and/or frames.		

Address:

Offices, 42/50 Gordon Street, Glasgow G1 3PU

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

965

Name of protocol organisation:

Royal Institution of Chartered Surveyors, [RICS153023]

Date of issue of certificate:

03 Oct 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**