











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.4.a [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		F
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		Very Poor
Approximate current energy use per m ² of floor area:		92
Main heating fuel: Natural Gas		243 kWh/m²
Renewable energy source:		
Building Services: Air conditioning		
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:	83	 F+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	61	 E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Consider replacing T8 lamps with retrofit T5 conversion kit.	4. 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. The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	5. Add time control to heating system.	
3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	6. Add optimum start/stop to the heating system.	

Address: Commercial Building, Any Road, Any Town, EE00 E00
Conditioned area (m²): 2900
Name of protocol organisation: Not accredited, [000000]
Date of issue of certificate: 16 Mar 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