
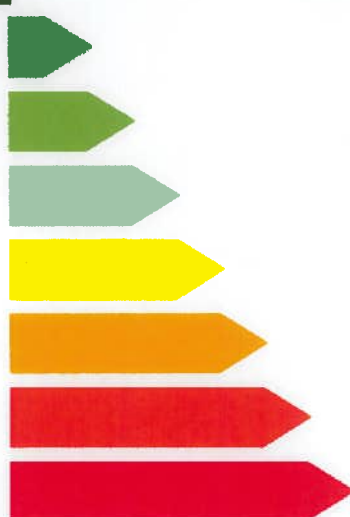





Energy Performance Certificate for buildings other than dwellings

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v3.5.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+)		
 G Very Poor		
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		163
Approximate current energy use per m ² of floor area:		386 kWh/m²
Main heating fuel: Grid Supplied Electricity Building Services: Heating with Nat. Vent. 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:		36  C+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		161  G
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Consider replacing T8 lamps with retrofit T5 conversion kit.		
2. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.		

Address: DCC ID 000125 - 217 Hilltown, Dundee, Dundee, DD3 7AG
Conditioned area (m²): 24
Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS199091]
Date of Issue of certificate: 08 Dec 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