

# Energy Performance Certificate

Non-Domestic Building

Northern Ireland

344, Beersbridge Road  
BELFAST  
BT5 5DY

Certificate Reference Number:  
9819-3057-0513-0300-3001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 48

This is how energy efficient  
the building is.

## Technical Information

Main heating fuel:	Oil
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	134
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	63.47
Primary energy use (kWh/m <sup>2</sup> per year):	343

## Benchmarks

Buildings similar to this one  
could have rating as follows:

30	If newly built
80	If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

**Assessment Software:** iSBEM v4.1.g using calculation engine SBEM v4.1.g.0

**Property Reference:** 893503510000

**Assessor Name:** Brian Clarke

**Assessor Number:** EES/008901

**Accreditation Scheme:** Elmhurst Energy Systems

**Employer/Trading Name:** Brian Clarke

**Employer/Trading Address:** Information not provided by the user

**Issue Date:** 13 Mar 2019

**Valid Until:** 12 Mar 2029 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0380-0341-1539-9507-0002**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.