Energy Performance Certificate

Non-Domestic Building

Northern Ireland

103-107 Royal Avenue
BELFAST
BT1 1FF

Certificate Reference Number:
0080-0033-2109-9529-4006

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**.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

111 **This is how energy efficient the building is.**

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	771
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$ per year):	111.63
Primary energy use (kWh/m^2 per year):	630.48

Benchmarks

Buildings similar to this one could have rating as follows:

28 If newly built

74 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:	890140520000
Assessor Name:	Robert McFarland
Assessor Number:	STRO006945
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Energy Control Ireland Ltd
Employer/Trading Address:	1, Carrickblacker Avenue, Portadown, CRAIGAVON
Issue Date:	23 Jan 2017
Valid Until:	22 Jan 2027 (unless superseded by a later certificate)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: 0290-8914-0403-2050-0090

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**, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.