

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

2a Sandown Road
BELFAST
BT5 6GY

Certificate Reference Number:
0880-0334-0919-1209-6092

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 Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **120**

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):	19
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	229.08

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

71 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SR 2008 No.170 as amended

Assessment Software: iSBEM v4.1.e using calculation engine SBEM v4.1.e.5

Property Reference: 811963200000

Assessor Name: Shane McKenna CEng

Assessor Number: ECMK202178

Accreditation Scheme: ECMK

Employer/Trading Name: Smart EPC

Employer/Trading Address: 1 Ardfada Close, Armore, Co Derry, BT47 3WJ

Issue Date: 10 Nov 2014

Valid Until: 09 Nov 2024 (unless superseded by a later certificate)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: 0691-0390-1240-8990-8403

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 contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**