

# Energy Performance Certificate

Northern Ireland

## Non-Domestic Building

38 Railway Road  
COLERAINE  
BT52 1PE

Certificate Reference Number:  
2291-3033-0604-0700-7821

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

◀ 109 This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	345
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	104.1
Primary energy use (kWh/m <sup>2</sup> per year):	587.94

### Benchmarks

Buildings similar to this one could have rating as follows:

30	If newly built
79	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:** 214687390000

**Assessor Name:** Patrick Laird

**Assessor Number:** EES/023368

**Accreditation Scheme:** Elmhurst Energy Systems

**Employer/Trading Name:** LairdEnergy

**Employer/Trading Address:** 32 Dublin Road, Omagh

**Issue Date:** 24 Jul 2020

**Valid Until:** 23 Jul 2030 (unless superseded by a later certificate)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: 0720-0740-9642-1323-8002**

## 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.