

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

McLernon McCann
15 Meeting Street
MAGHERAFELT
BT45 6BN

Certificate Reference Number:
9326-3010-0037-0390-1891

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 60 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	165
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	40.1
Primary energy use (kWh/m ² per year):	253.44

Benchmarks

Buildings similar to this one could have rating as follows:

28	If newly built
76	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:	G-ISBEM SiteNotes v17.1 using calculation engine SBEM v4.1.g.0
Property Reference:	367083120000
Assessor Name:	Shaun Burns
Assessor Number:	EES/005828
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Burns Commercial Ltd
Employer/Trading Address:	17 Meeting Street, Magherafelt
Issue Date:	19 Oct 2017
Valid Until:	18 Oct 2027 (unless superseded by a later certificate)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: 0130-0343-2079-6190-8092

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.