

## Building Certification Process

Based on the Building Standards Act and other related laws and ordinances, the TMG enforces regulations on individual buildings in terms of their safety, disaster resistance, and impact on public health, as well as regulations in accordance with land use plans determined in the city plan, with the goal to create a well-ordered metropolis.

### Building Certification

Building owners are required to have their construction plans checked in advance to ensure that they conform to the Building Standards Act and other construction standards and regulations.

If the plans conform to building codes, the owner receives a certificate to commence construction.

When construction is completed, the owner must submit an application form to receive a final inspection. After confirmation that the building conforms to building laws and regulations, the owner receives a certificate indicating that the building has passed the final inspection.

Buildings over a certain height are required to undergo an evaluation to report structural calculations and receive an intermediate inspection certificate.

### Crackdown on Building Violations

Building violations are uncovered by patrols conducted by building inspectors and reports from local residents, government, and other public offices. In order to effectively correct building violations, the TMG works to quickly detect and rectify them through on-site inspections.

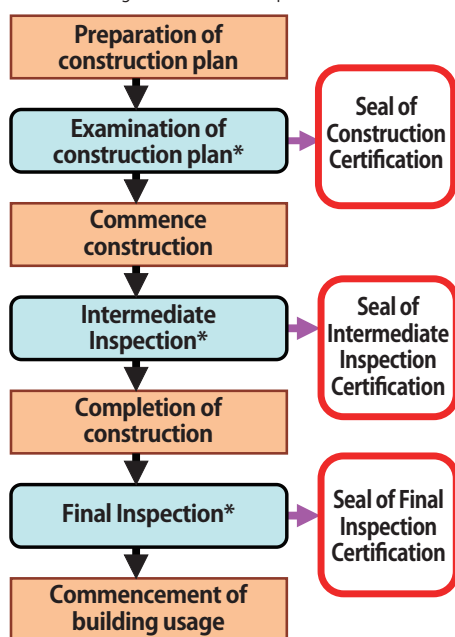
In October every year, the TMG conducts a city-wide patrol to identify and correct building violations, and to also raise public awareness to prevent such offenses.

### Special Building Permission

The Building Standards Act contains restrictions on the usage, configuration, and other features of buildings. This includes stipulating that buildings for uses other than those specified for the particular land use zone cannot be constructed.

However, if the project satisfies certain conditions that it does not interfere with the safety or environment of surrounding area, exceptions can be made for its construction by receiving permission to remove restrictions or certification to relax them.

Procedures for Building Certification and Inspection



※ Performed by Building Official or Designated Inspection Organization

Final inspection being carried out at a large building



## Preventing and Settling Disputes

### Preventing and Settling Building Disputes

To prevent or quickly settle disputes between building owners and neighboring residents over construction of medium to high-rise buildings, notices of construction plans must be posted and consultation/mediation services provided in accordance with the relevant ordinance.

In addition, the Tokyo Metropolitan Committee for Conciliation of Building Disputes provides mediation services.

### Settling Disputes Over Construction Work Contracts

To resolve disputes between parties concerned with the construction work contract, the Tokyo Metropolitan Examination Committee for Disputes over Construction Works offers mediation, conciliation, and arbitration services.

### Tokyo Metropolitan Building Examination Committee

The Tokyo Metropolitan Building Examination Committee was established to fulfill functions such as consenting to permits granted under the Building Standards Act, and rendering judgment on requests for review (petitions for redress of grievances concerning building certification and other administrative dispositions).

## Ensuring Building Safety

### Building Process

In addition to the Building Standards Act, which stipulates minimum conditions such as standards for building sites and structures, the TMG imposes its own, more detailed regulations, based on the Building Safety Ordinance, concerning such matters as building safety and fire prevention to meet the special needs of this megacity.

Amendments have been made to the ordinance in response to a fire at a multiple-tenant building in an entertainment district, an automatic revolving door accident, and a law revision by the national government, made to address diversified living styles including house sharing. The metropolitan government has taken these and other steps to improve the safety of buildings, and will continue to work to protect the lives, health, and property of the residents and build a city that is safe and secure.

### Building Operation and Maintenance

If department stores, hospitals, hotels, and other buildings that are open to the public are not properly maintained and managed, a disaster such as a fire could lead to severe consequences. Also, accidents involving elevators or other facilities people use in everyday life, could be fatal.

To prevent such accidents, the Building Standards Act requires owners or managers to have specialized engineers conduct regular inspections and tests on the building structure and facilities and to report the results to the relevant authorities. Each of these authorities, when necessary, directs owners/managers to rectify problems, to ensure building safety.



## Contractor Licensing

### Construction Work Contractors

In accordance with the Construction Business Act, the TMG grants permission to building contractors who fall under the category of those required to obtain such permission from the Tokyo governor; examines the management situation of the contractor's business; provides directions and supervision to contractors violating laws and regulations; and receives statements from contractors regarding their ability to secure sufficient funds as prescribed by the Act on Assurance of Performance of Specified Housing Defect Warranty.

### Registered Architects

In accordance with the Registered Architect Act, the TMG's responsibilities include direction and oversight of architects' offices and second-class and wooden-building architects registered with the governor of Tokyo; administrative work concerning the examinations for certification as second-class and wooden-building architects; and accepting applications for building standards engineer certification.

## Permission for Development and Housing Land Development

### Permission for Development Activities

In accordance with the City Planning Act, permission is required for those who intend to start development activities larger than a specified size, in cases where the size, shape, character or use of a plot of land is changed for purposes such as constructing a building. Development activities subject to this are: developments on plots of land measuring 500 sq. meters or more within urbanization promotion areas; developments that meet a certain set of conditions within urbanization control areas; developments of 0.3 hectares or more in city planning areas that are not designated as either an urbanization promotion area or control area; and developments of one hectare or more outside city planning areas.

### Tokyo Metropolitan Development Review Board

In accordance with the City Planning Act, the Tokyo Metropolitan Development Review Board renders judgment on requests for review (petitions for redress of grievances concerning development project permission and other administrative dispositions), and examines development plans in urbanization control areas.

### Permission for Housing Land Development

In accordance with the Act on the Regulation of Housing Land Development, urban areas with a high probability of disaster occurrence due to housing land development are designated as Areas Regulated for Housing Land Development. Persons intending to carry out housing land development of a certain scale or larger within these areas must receive permission before the start of the development phase and have the site inspected following the completion of the development. The TMG processes permit requests. In addition, owners of land within these areas and relevant parties are required to keep their residential lots safe.

The Act on the Regulation of Housing Land Development and Specific Types of Soil Mound Projects (hereinafter the Act on Soil Mound Regulation), which substantially revised the Act on the Regulation of Housing Land Development, went into effect in May 2023. The Act on Soil Mound Regulation applies uniform standards nationwide to comprehensively regulate dangerous soil mounds and other types of work, regardless of the land use type (residential, forest, agricultural, etc.) where soil mound work is to take place and the purpose of that work.

In late July 2024, the TMG plans to designate areas to be regulated in accordance with the Act on Soil Mound Regulation and to transition to the new system.

## Anti-liquefaction Measures for Buildings

To raise awareness among Tokyo residents and others regarding the potential for liquefaction and specific counter-measures, the TMG created the Guide to Preparing for Liquefaction Induced Damage to Buildings, as well as a pamphlet that summarizes the guide, which have been distributed and made available for viewing online. A liquefaction advisor system is also in place that sends out advisors to respond to inquiries free of charge.

The TMG has also established a portal site dedicated to anti-liquefaction measures for buildings, enabling residents to access data and materials, including the guide, topographical maps, and columnar sections showing layers of rock and soil below ground, from the site.

## Tokyo Metropolitan Building Safety Management Plan

In 2011, the TMG formulated the Building Safety Management Plan with the aim to ensure effective enforcement of building regulations and building safety. Based on this plan, the TMG has worked on measures related to correct implementation of building certification and inspection procedures, proper maintenance and preservation of buildings, enhancement of building safety, and accident prevention, among others.

In March 2021, the Building Safety Management Plan was revised in light of new challenges created as a result of recent developments, including building code violations due to factors such as inadequate supervision at apartment building construction sites, social changes triggered by the COVID-19 pandemic, and the rapid progression of digital transformation. Through revision of the plan, the TMG is advancing measures to ensure building safety in a systematic and comprehensive manner, while improving the efficiency of administrative procedures and services for Tokyo residents.

## Tokyo Metropolitan Building Safety Ordinance

The TMG established the Building Safety Ordinance in accordance with the Building Standards Act. The ordinance places restrictions on various aspects related to safety, including the positioning and width of roads in relation to a property, cliffs, disaster-resistant structures, and special-use buildings including schools, apartment buildings, and theaters.

To date, the ordinance has been amended to reflect revisions to the Building Standards Act, as well as accidents that have occurred, with the aim to ensure building safety. For instance, in 2018, from the standpoint of ensuring the smooth and safe evacuation of residents, the TMG amended provisions of the ordinance concerning the width of walkways on the sites of large tenement houses made up of small and narrow dwelling units.

While giving consideration to safety, a committee of experts and other stakeholders is studying revisions to the ordinance to make it easier to convert existing buildings and to satisfy the revisions to the Building Standards Act geared toward achieving a decarbonized society.

## Promoting Digital Transformation (DX) in Building Code Administration

The TMG is advancing digital transformation in order to provide efficient and highly convenient administrative services using digital technologies. It is also promoting the digital shift in the area of building code administration procedures.

With regard to building certification, a procedure essential to ensuring building safety, in March 2024, the TMG launched a digital application system to facilitate completion of all procedures online. It will also encourage unified efforts by all relevant parties, including designated inspection organizations from the private sector and municipalities.

Concerning construction plan outlines, a system was launched in March 2024, to enable the online viewing of plan outlines converted from paper form to digital data, including from computers set up at the TMG offices.

In addition, efforts to digitalize periodic reporting on designated buildings, building facilities, and elevators and other building equipment are being advanced in cooperation with the relevant organizations. With regard to periodic reporting outlines, a system to facilitate the viewing of these documents at terminals set up at the TMG offices, as well as online, was launched in March 2024.

From October 2023, the central government's online application system for construction licenses and business evaluations under the Construction Business Act began allowing digital applications to be submitted to the governor of Tokyo, making it possible to complete procedures online.