

Building Code Administration and Development Control

Building Certification and Approval

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, a final inspection is carried out. 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 an intermediate inspection.

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.

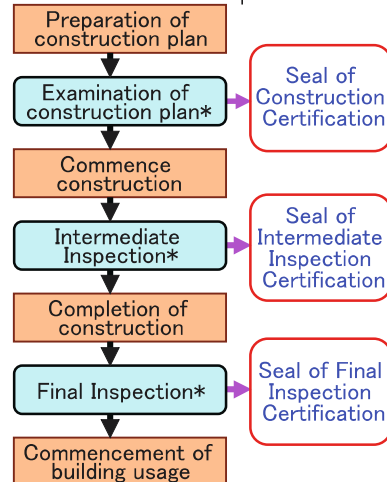
In October every year, the TMG conducts a city-wide patrol to identify and correct building violations, and to also raise public awareness to prevent such offenses.

Special Building Permission

The Building Standards Act stipulates the usage of buildings that can be constructed in a particular land use zone, and restricts construction to only those buildings that will be used for such purposes.

However, if the building satisfies certain conditions, exceptions can be made for its construction. Systems also exist to relax building restrictions such as certification of building complexes as one construction project based on the provisions of Article 86 of the Building Standards Act.

Procedures for Building Confirmation and Inspection



Final inspection being carried out at a large building



* Performed by Building Official or Designated Inspection Organization

Preventing and Settling Disputes

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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

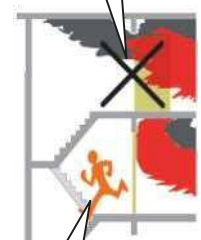
In addition to the Building Standards Act, which stipulates minimum conditions such as standards for building sites and structures, the TMG imposes its own, more detailed regulations, based on the Building Safety Ordinance, concerning such matters as building safety and fire prevention to meet the special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

Do fire doors close properly?



Does the emergency lighting system work?

Contractor Licensing

Construction Work Contractors

In accordance with the Construction Industry 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 of 500 sq. meters or more within urbanization promotion areas; developments that meet a certain set of conditions within urbanization control areas, where development is not permitted as a rule; 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 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.