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Building Control in Japan

- Part F -

Chapter 19 Land-development Permission System

Development Permission and Building Confirmation
(Building Confirmation in Japan is similar with Building Permission in other countries.)

Housing estate development, for example, is done through two steps of physical works as below.

(1) Construction of public facilities, such as access road, inner-area road and park, and conversion of land plots (subdivision). CPL calls it "Development activity".

(2) Building construction

When someone intends to do development activity with scale below, he/she needs development permit from the prefectural governor (mayor in case of large city) based on CPL.

Development area scale that needs Development Permit

Location	*City Planning Area*			Out of *City Planning Area*
	Urbanization Promotion Area (UPA)	*Urbanization Control Area* (UCA)	*Un-divided City Planning Area*	
Development area scale	**1,000 m2** or more	**All** (see next page)	**3,000 m2** or more	**10,000m2** or more

(Remark) Some local governments set different numbers.

Then, when someone intends to building construction, he/she needs building confirmation from the local government or one of the designated private bodies based on BSL. (Details will be explained later.)

Technical Criteria of Development Permission

- Proper public facilities, such as roads, parks, schools, etc. must be designed.
- Safely structures, such as foundations and retaining walls, must be designed.
- Environmentally sound development must be designed.
- Proper water supply and sewer system must be designed.

The Standards further specify details on roads and parks.

Road: Be connected with roads at least 9 meters wide to ensure smooth access. Inner Roads shall be at least 6 meters wide to ensure two-way access

Parks: The total area of open spaces shall be at least 3% of the total development area.

Chapter 20 Technical Requirements from the viewpoint of Land-development

Land-Development Standard

(The use of scheduled buildings etc.)

1. The use of scheduled buildings etc. shall conform to the restriction on such use set forth in:
   (a) G-LUP/ZC,
   (b) D-LUP/ZC, or
   (c) Proposal, which is described in the application.

(Roads, parks, open spaces and other vacant spaces for public use)

2. Roads, parks, open spaces and other vacant spaces for public use shall be of scale and structure, and be properly located, so that they will cause no inconvenience from the viewpoints of environmental preservation, disaster prevention, traffic safety and the efficiency of business activities considering the following items.
   (a) Scale and shape of the development area and the conditions of its surroundings;
   (b) Topography of land in the development area and nature of the ground;
   (c) Uses of scheduled buildings, etc;
   (d) Scale and layout of the sites of scheduled building, etc.
   (e) Proposal of regulation items, such as Land Use, H (Maximum building height) , E (Land use ratio), and COS (Land use coefficient), if it is attached to the application form.

(Sewers and other drainage facilities)

3. Sewers and other drainage facilities shall be designed considering the following matters with structure, capacity and appropriate layout, and will not cause any damage in the development areas and surrounding areas by inundation etc.

(a) Precipitation in the relevant area;

(b) Matters listed in sub-items (a) through (e) of the previous paragraph and conditions in the discharge destination.

Wastewater including:

- black water (wastewater from toilet) and
- grey water (wastewater from kitchen, shower, washing machine, etc.

must be discharged according to the table below.

Building / Location of the development area	Buildings other than the right	Residential building with total floor area less than 300 m2, in the development area with 5 ha or less
in the service area of public sewerage system	To the public sewerage system.	
out of the service area of public sewerage system	To the drainage after treatment less than 60 mg/liter in effluent BOD (Biochemical Oxygen Demand).	the septic tank in accordance with “Standard of Septic Tank for Household” shall be regarded as a method of treatment in the left.

(Water supply facilities)

4. Water supply facilities shall be designed considering the matters listed below with structure, capacity and appropriate layout that will not hinder anticipated demand in the relevant development areas.
   (a) Scale and shape of the development area and the conditions of its surroundings;
   (b) Topography of land in the development area and nature of the ground;
   (c) Uses of scheduled buildings, etc;
   (d) Scale and layout of the sites of scheduled building, etc.

(Schools and other facilities)

5. Schools and other facilities for the public interest and of scheduled buildings, etc. in the development areas shall be distributed in a manner that improve convenience in the development areas and the preservation of environment in the development areas and surrounding areas, considering the purpose of the relevant development activities.

(Ground improvement, etc.)

6. Design shall be established so that ground improvement, construction of retaining walls or drainage facilities or other necessary measures for securing safety are taken with regard to the purpose of preventing disasters caused by ground sinkage, landslides or flooding or others.

<Remark>

In the process of Land-development Permission, it is not required for the developer to obtain agreement from all landowners involved in the project. But it is needed before implementation of the project.