

NOTE About building confirmation and inspection

The name of the building official that performed a building confirmation is always posted at the site of any construction work carried out in a town or city. This is necessary because, aside from very rare exceptions, owners that are about to start construction are obliged to acquire a certificate confirming that their architectural plans conform to the Building Standard Law and related regulations before construction begins. The owner is also obliged to acquire a certificate confirming that, after completion of the construction work, the building was subject to a final inspection before it was put into use and that it conforms to the relevant laws. This building confirmation and inspection system is based on the regulations set forth in the Building Standard Law, which was enacted with the aim of ensuring the safety of housing in Japan.

The building confirmations and inspection services were conventionally conducted only by public sector bodies, but events such as the Great Hanshin-Awaji Earthquake of 1995 led to the provision of these services being opened up to the private sector

with the 1999 enactment of the revised the Building Standard Law(which granted the same validity to work carried out by the private sector as to that carried out by the public sector).

As a result, there has been a shift in the provision of these services from the public sector to the private sector. When it was established in April 2000, Japan ERI was the first private enterprise to become a designated confirmation and inspection body. Understanding and awareness of the privatization of these services was initially low, but while working to develop and expand its operational framework, Japan ERI was able to demonstrate the outstanding technical skills and customer service capabilities that the public could expect from a private sector company. This enabled it to gain the support and understanding of many users, thereby boosting its business performance. Since public and private sector bodies first began competing in this market, the percentage of building confirmations and inspections carried out by the private sector has grown year-on-year, and Japan ERI has become the market leader with a 7% share.

