

A **preliminary inspection** for asbestos containing materials and a **results report** are required before the demolition or renovation of a building!

Buildings subject to a preliminary inspection

- A preliminary inspection for asbestos containing materials is required prior to the demolition or renovation (including modifications and repairs) of any building or structure regardless of the building's age, size, or use.

* Includes semi-demolitions or renovations performed without a contractor

- The preliminary inspection will determine the presence of asbestos-containing materials such as spray-on asbestos (level 1), asbestos-containing thermal insulation (level 2), and asbestos cement slates (level 3).



Preliminary Inspection Process

Pre-inspection workflow

Document inspection based on the construction plans

→ Confirm the types of building materials use and their manufacture year



On-site visual inspection

→ An on-site check that determines if there are differences in the construction site and the construction plan as well as determining the presence of potential asbestos-containing materials.

When the presence of asbestos cannot be determined through the document inspection and the on-site inspection

* The visual inspection cannot determine the presence of spray-on asbestos finishing materials



Building materials analysis

→ **The most accurate method to determine the presence of asbestos**

* There is also a way to plan construction without analysis, on the premise that asbestos is present.

Asbestos-containing building material database

<https://www.asbestos-database.jp/>



Inspector

Either the primary contractor or the independent contractor will conduct the preliminary inspection.

The pre-inspection by those specified below will be mandated from October 2023 on.

- ① Individuals who have completed the asbestos-containing materials in buildings inspector course
(inspectors of stand-alone homes are limited to the interior of stand-alone homes and apartment complexes)
- ② Individuals registered with the Nippon Asbestos Diagnosis Association.
(Those who registered before September 2023)

After the preliminary inspection

Regardless of whether asbestos-containing materials were detected or not, the following four steps must be completed:

- 1 Brief the client (issue written documents)
- 2 Save the result records (up to three years after construction is completed)
- 3 Keep the results on-site
- 4 Display the results on-site in a location that is clearly visible to the public



Reporting the preliminary inspection results to the government

Starting April 2022, **the preliminary inspection results of any construction project larger than a specified scale must be reported to the prefecture regardless of whether asbestos is detected or not.**

- Demolishing a building.....The total floor area to be worked is 80 square meters or more
- Renovating a building.....Contract price is one million yen or more
- Demolishing or renovating a structure.....Contract price is one million yen or more

How and where to send the preliminary inspection report

Preliminary inspections **should be completed via the Asbestos Preliminary Inspection Results Reporting System.**

The preliminary inspection results need to be sent to the municipality that corresponds with the address of the construction site. Please double check that you have selected the correct municipal government before sending.

Address of the construction site	Municipal government
23 Wards	Corresponding Ward Office
Hachioji City	Environment Conservation Section, Environment Department, Hachioji City Office [Building with a gross floor area of less than 2,000 m ²] Corresponding City Hall
Other Cities (except Hachioji City)	[Buildings and all structures with a gross floor area of 2,000 m ² or more] Environment Improvement Section, Tama Environment Office, Tokyo Metropolitan Government
Tama Region Towns and Villages in Tama district	Environment Improvement Section, Tama Environment Office, Tokyo Metropolitan Government
Tokyo Islands' Towns and Villages	Air Protection Section, Environmental Improvement Division, Tokyo Metropolitan Government

Contact us

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