

# JPA



一般社団法人 プレハブ建築協会のご案内

**An Introduction to  
Japan Prefabricated Construction  
Suppliers and Manufacturers Association**



一般社団法人

**プレハブ建築協会**

Japan Prefabricated Construction Suppliers and Manufacturers Association

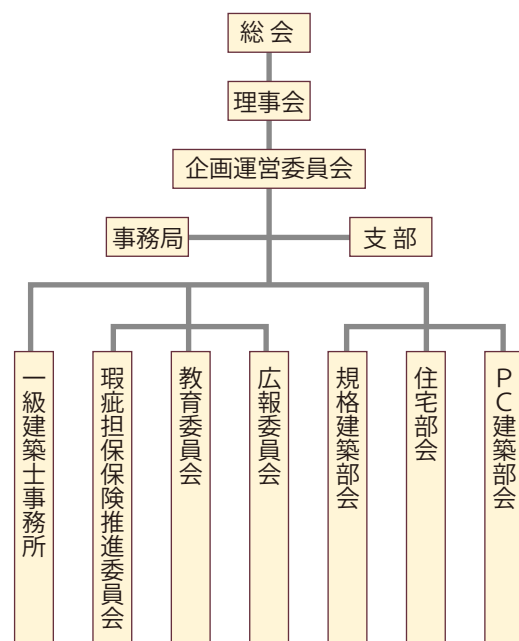
## 設立の目的

当協会は、建築生産の近代化・合理化を推し進め、住宅の工業生産化を発展させるための中心的な役割を果たす組織として、昭和38年1月に設立されました。翌年1月に、建設省（現 国土交通省）及び通商産業省（現 経済産業省）の共管による社団法人となり、さらに、平成25年10月には、プレハブ建築の研究開発及び建設・普及を通じて、良質な社会資本の形成と豊かな生活環境の創造を推し進めることを目的とする一般社団法人として、新たなスタートを切りました。

## 事業内容

- ① プレハブ住宅・建築に係る自主認定事業（P C 部材品質認定、P C 構造審査、P C 工法溶接資格認定、P C 工法施工管理技術者認定、プレハブ住宅コーディネーター資格認定）
- ② 災害対策事業（応急仮設住宅の建設支援及び関連技術の調査・研究）
- ③ 広報事業（機関誌の発行及びプレハブ住宅販売実績調査）
- ④ 瑕疵担保保険事業
- ⑤ 展示場事業（平成25年8月以降休止中）
- ⑥ 一級建築士事務所に係る事業
- ⑦ プレハブ住宅・建築に関する調査・研究
- ⑧ 住宅・宅地対策に関する提言・意見具申

## 協会組織



## プレハブ住宅・建築について

- ・プレハブ住宅・建築のプレハブとは、Prefabricatedに由来し、即ち、工場で柱・梁・屋根トラス・床・壁などの住宅構造体を生産し、それを建築現場で組み立てるシステムを意味します。
- ・工場において徹底した品質管理のもとに主要部材が生産されますので、品質のばらつきがなく、高い精度が実現されるとともに、現場作業が軽減され、工期の大幅な短縮が可能となります。

## プレハブ住宅・建築の構法による区分

### ・鉄鋼系プレハブ住宅・建築

鉄骨の柱・梁に壁パネルを用いるなど、鉄骨を主要構造部材とするもの。

柱・梁・けたなどを軽量形鋼で構成し、壁・床パネルを張り付ける軸組方式と、外壁パネルで構造耐力を持たせるパネル方式等があります。

また、柱や梁に重量鉄骨を用いて両者を緊結させたラーメン構法があります。

### ・ユニット系プレハブ住宅・建築

鉄骨のフレームや木材のパネルで構成されたユニットを工場で生産し、それを建築現場で組み立て完成させるもの。

外壁、外部建具だけでなく、間仕切壁や内部建具なども工場に取り付けることが可能で、工場生産化率を飛躍的に高めた構法。

### ・木質系プレハブ住宅・建築

木材によるパネルなどを主要構造部材とするもの。  
木製の枠組みの両面に合板を接着したパネルを、床、壁、屋根に用いる木質接着複合パネル構法と、成型型断熱材を芯材とし、構造用パネルを両面に全面接着したサンドイッチ状のパネルを用いる木質断熱複合パネル構法とがあります。

### ・コンクリート系プレハブ住宅・建築

P C 部材（工場生産コンクリート部材）などを主要部材とするもの。

低層住宅・建築向けの薄肉中型コンクリートパネル工法や、中高層住宅・建築向けの大型P C 部材を用いた壁式ラメンプレキャスト鉄筋コンクリート工法等各種工法があります。

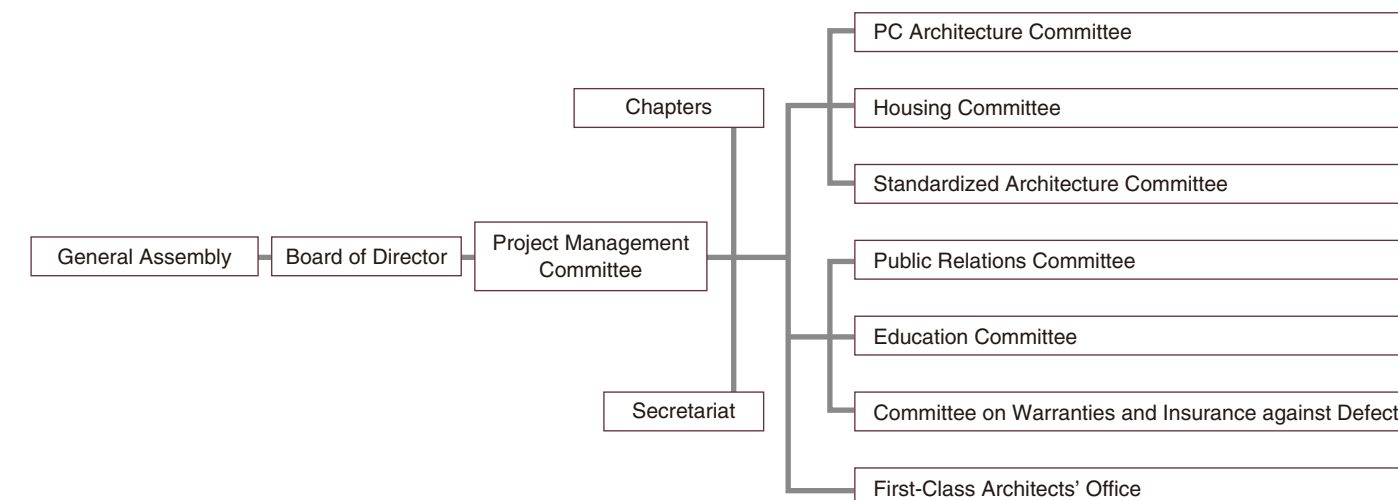
## Purpose of Our Founding

Our association was founded in January 1963 as an organization playing a central role in developing the industrial production of housing and promoting the modernization and rationalization of the construction industry. In January of the next year, under the joint jurisdiction of Japan's Ministry of Construction (currently the Ministry of Land, Infrastructure, Transport and Tourism) and the Ministry of International Trade and Industry (currently the Ministry of Economy, Trade and Industry), we became an incorporated association. Further, in October 2013, we got a new start as a general incorporated association that aims to promote the creation of a rich living environment and high quality social capital through research and development on prefabricated architecture as well as its construction and propagation.

## Projects

- ① Independent certification activities related to prefabricated housing and construction (certifying precast concrete (PC) component quality, inspecting PC structures, certifying PC construction welding qualifications, certifying qualifications of PC building construction management engineers, certifying qualifications of prefabricated housing coordinators)
- ② Disaster countermeasures (support for construction of temporary emergency housing, and investigation and research into related technology)
- ③ Public relations (publication of journals, and surveys of prefabricated housing sales results)
- ④ Warranties and insurance against defects
- ⑤ Housing exhibition (discontinued from August 2013)
- ⑥ Projects involving first-class architects' offices
- ⑦ Investigation and research into prefabricated housing and buildings
- ⑧ Presentation of opinions and suggestions on measures involving housing and residential land

## Organizational Structure



## About Prefab Housing and Buildings

- ・The “prefab” in prefabricated housing and buildings is abbreviated from “prefabricated,” and indicates a system of producing housing structural members, such as columns, beams, roof trusses and walls, in a factory and assembling them at the construction site.
- ・In prefabricated housing and buildings, the main components are produced under thorough quality control, so there is no deviation in quality and a high degree of precision is achieved. In addition, less effort is required at the construction site and it is possible to greatly reduce the amount of time spent on construction.

## Classification of Prefab Housing and Building Construction Methods

### ・Iron and steel prefabricated housing and buildings:

Steel frame comprises the main structural members, using wall panels with steel-frame columns and beams

### ・Unit prefabricated housing and buildings:

Modules (units) made with frames of steel or wood are produced at the factory and connected together at the construction site

### ・Wooden prefabricated housing and buildings:

The main structural members are panel and other items made of wood

### ・Concrete prefabricated housing and buildings:

The main structural members are PC panels and other PC components (precast concrete panels produced at the factory)





## PC 建築部会

### PC建築部会が対象とするもの

PC建築部会は、プレキャスト鉄筋コンクリート（PC）部材を主要構造部に使用した建築（PC建築）を対象としています。対象とする工法は多岐に亘りますが、現在実施されている主要な工法は、①壁式プレキャスト鉄筋コンクリート（W-PC）工法、②壁式ラーメンプレキャスト鉄筋コンクリート（WR-PC）工法、③ラーメンプレキャスト鉄筋コンクリート（R-PC）工法、④プレキャスト鉄骨鉄筋コンクリート（SR-PC）工法などです。集合住宅はもちろん、事務所、店舗、倉庫、医療施設、運動施設などおよそ考えられるすべてのコンクリート系建築物が対象です。

PC建築の設計、PC部材の製造、PC工事の施工管理について技術開発を推進し、PC建築の普及に努めています。



### PC建築部会が実施する3つの事業

PC建築部会は、PC部材品質認定事業、PC構造審査事業、PC工法施工・PC部材製造管理技術者資格認定事業の3事業を実施しています。

#### ① PC部材品質認定事業

建築用PC部材の品質確保と適格な供給並びに各事業主体の監理体制の合理化、業務の簡素化などを目的に、PC部材品質認定制度が平成元年に発足しました。認定規定などの制定は、学識経験者及び各事業主体で構成する「PC部材品質認定企画委員会」で審議され、認定規定に基づく審査実務は第三者機関に委託し、その結果を受けて「PC部材品質認定事業委員会」が総括的審議を行い適否を判定し、「PC部材品質認定企画委員会」が適合と認めた者を当協会会長が認定しています。PC部材の設計基準強度が60N/mm<sup>2</sup>以下を対象とするN認定、60N/mm<sup>2</sup>を超え、120N/mm<sup>2</sup>以下を対象とするH認定があり、平成25年4月時点で国内のN認定取得工場は40社51工場、H認定取得工場は15社18工場です。また、国外のN認定取得工場も平成25年4月時点で4社4工場あります。

#### ② PC構造審査事業

平成12年の住宅の品質確保の促進等に関する法律の施行や建築基準法の性能規定化に伴い、PC建築の適正な構造安全性や施工性の確保の重要性が高まってきたことなどを受け、PC構造審査制度が平成12年度に発足しました。学識経験者などで構成する「PC構造審査委員会」を設置して、各種PC建築の構造審査を実施しています。平成12年度から平成24年度までの13年間で合計127件、263棟、14,660戸の審査を完了しています。

#### ③ PC工法施工管理技術者資格認定事業

平成元年頃以降、社会情勢の変化や技術開発の進展が進み、従来のW-PC工法による中層集合住宅からR-PC工法やWR-PC工法による高層集合住宅の建設へとPC工法の適用領域が拡大してきました。さまざまな建築工事でPC工事全般における品質管理や施工管理を任せられることができる幅広い知識を持った技術者の配置が望まれるようになり、PC工法施工管理技術者資格認定制度が平成18年に発足しました。学識経験者及び各事業主体で構成する「PC工法施工管理技術者資格認定企画委員会」を設置して、PC工法施工管理技術者の資格認定を実施しています。PC工法施工管理技術者資格は、公的資格（一級建築士又は1級建築施工管理技士）を有し、PC工事の施工管理に1年以上従事した者が当協会の実施する講習を受けた上で試験に合格すると、登録申請ののちに認定されます。平成24年現在342名が認定登録されています。

### PC建築部会が刊行する書籍など

PC建築部会は、PC建築の設計、PC部材の構造、PC工事の施工管理についての技術開発の成果として、下記に示すような一連の技術書を刊行しています。

- ・プレキャスト建築技術集成
- ・PC構造配筋標準図集
- ・プレキャスト鉄筋コンクリート工事施工技術指針
- ・高強度PC部材製造基準



## PC Architecture Committee

### The focus of the PC Architecture Committee

The PC Architecture Committee focuses on architecture using precast reinforced concrete (PC) components as the main structural member (PC architecture). The construction methods involved have diverged into many branches but the main methods being used presently are ① the wall-precast reinforced concrete (W-PC) construction method, ② the framed wall precast reinforced concrete (WR-PC) construction method, ③ the rigid-frame precast reinforced concrete (R-PC) construction method, and ④ the precast reinforced concrete encased steel frame (SR-PC) construction method. These can be used for all kinds of concrete buildings, beginning of course with multiple-dwelling housing complexes, and including office buildings, shops, warehouses, medical facilities, sports facilities, etc.

The PC Architecture Committee promotes development of technology for designing PC buildings, manufacturing PC components and managing PC construction, and it strives for popularization of PC architecture.

### The Three Projects of the PC Architecture Committee

The PC Architecture Committee is conducting three projects, one for certifying the quality of PC components, one for inspecting PC structures, and one for certifying the qualifications of PC building construction and PC components manufacturing management engineers.

#### ① PC components quality certification

The PC components quality certification project was launched in 1989 for the purposes of ensuring the quality of PC components and a competent supply for use in buildings, as well as rationalizing and simplifying the supervision systems of each implementing body. Establishment of certification standards is deliberated by the PC Components Quality Certification Planning Committee, which is composed of persons with academic expertise or vocational experience and each of the implementing bodies, and the practice of inspections based on these certification standards is entrusted to third party institutions. The PC Components Quality Certification Committee receives the results of this and holds a general review for discussing whether or not to approve the certification standards, and the Chairman of our association approves a person recognized as suitable by the PC Components Quality Certification Planning Committee. The design standard strength of PC components for N certification is 60 N/mm<sup>2</sup> or less and that for H certification is greater than 60 N/mm<sup>2</sup> but no more than 120 N/mm<sup>2</sup>. As of April 2013, within Japan 51 plants of 40 companies had earned N certification, and 18 plants of 15 companies had earned H certification. Abroad, as of April 2013, four plants of four companies had earned N certification.

#### ② PC structure inspection

The system for inspecting PC structures was inaugurated in the year 2000 in response to the increased importance of ensuring appropriate structural safety and operability of PC architecture as a result of enactment of the Housing Quality Assurance Act and new regulations on performance under the Building Standards Act. Under it, the PC Structure Inspection Committee was established, composed of persons with academic expertise or vocational experience, and it has conducted inspections of all kinds of PC building structures. In the 13 years from fiscal 2000 to 2012, it has completed inspections of a total of 14,660 units in 263 buildings in 127 cases.

#### ③ Certifying qualifications of PC building construction management engineers

As the social landscape changes and R&D proceeds, the system for certifying the qualifications of engineers to supervise PC construction methods has been expanded in the scope of its applications since 1989, when it was limited to the earlier W-PC method suitable for medium-rise housing complexes, to inclusion of high-rise housing complexes with the addition of the R-PC and WR-PC methods. Stationing engineers with broad knowledge who could oversee quality control and supervision of construction under the variety of construction methods involved in all of the PC methods became desirable, so the new system was launched in 2006. The Planning Committee for Certifying Qualifications of PC Building Construction Management Engineers was established, composed of persons with academic expertise or vocational experience and each of the implementing bodies, and it has been certifying the qualifications of PC building construction management engineers. To qualify, PC building construction management engineers must have public qualifications (Registered Architect of the First Class, or Building Construction Management Engineer of the First Class) and at least one year of experience at managing PC building construction, after which they must enroll in a course offered by our association and pass a test. They then can apply for registration, after which they are certified. As of 2012, 342 technicians had been thus registered and certified.

### Publications issued by the PC Architecture Committee

The PC Architecture Committee publishes a range of technical papers, as listed below, presenting the results of technological development in PC building design, PC component structure and PC building construction management.

- ・Compilations of precast building technology
- ・Collections of diagrams with standards for arrangement of reinforcements in PC buildings
- ・Guidelines for precast reinforced concrete building construction technology
- ・Standards for manufacturing high-strength PC components



## 住宅部会

住宅部会は、プレハブ住宅メーカー（平成25年10月1日現在20社）で構成されています。工業化住宅の研究開発並びに建設を通じて、業界の先導役として、良質な住空間・住環境を創造し、豊かで活力に満ちた社会の実現を目指して活動しています。また、住宅産業を取り巻く環境変化や国の政策にいち早く対応し、会員各社が共に行動する座標軸作りに取り組んでいます。

### 住宅部会の活動

#### ①先導的な住宅・技術の普及促進と法・基準への対応

工業化住宅が得意としている、新技術の創出、新領域の開拓や高品質な供給システムの向上を図り、「将来にわたり活用される住宅」の普及・推進の先導役を担う活動をしています。また、建築基準法などの改正や工業化住宅に関わる認定などの技術的な対応に努めています。

#### ②高品質住宅の供給業務システムの追及

プレハブ住宅の供給業務管理規準を策定し、住宅の品質と供給業務レベルの向上に努めています。また、長期に渡るCSを実現するために「CS/品質中期計画」を策定し、会員各社のCS/品質レベルの更なる向上に努めています。

#### ③良質な住宅ストックの普及促進活動

長期優良住宅の普及促進、良好な地域環境・まちなみづくりの取り組みを通じ、先進技術や高品質な供給システムの住宅ストック分野への展開を図り、良質なストック市場の構築を進めています。

#### ④環境対応への強化活動

ネット・ゼロ・エネルギー・ハウスの実現・普及を目指すとともに、住宅のライフサイクルを通じCO<sub>2</sub>削減及び廃棄物削減の推進、持続可能な木材調達や緑化の推進など生



物多様性保全に配慮した取り組みにより、持続可能な社会の実現に貢献するために環境行動計画『エコアクション2020』を策定し、目標達成に向け着実な実行を進めています。

#### ⑤住生活向上のための啓発活動の推進

より良い住宅・住環境の形成のため、住まい手などへの適切な情報提供を積極的に行い、長期に渡る安全・安心な暮らしを実現する仕組みの確立を目指し、積極的に講演・シンポジウムを開催、また、調査・研究成果を発表しています。

##### 1) 講演・シンポジウムの開催

〈住宅部会ゼミナール〉

最新の住宅政策の共有化並びに今日的な課題の研鑽を目的に開催される会員相互の情報交換・交流会（1回／年開催）

〈環境シンポジウム〉

環境共生型の住まい方に関する情報等の積極的な提供と、会員各社の環境への取組み事例の報告会（1回／年開催）

〈すまい・まちづくりシンポジウム〉

少子高齢化・人口減少傾向下の住宅地開発のあり方とマネジメントのあり方に関する研究活動の情報交換、取組み事例の報告会（1回／年開催）

##### 2) 調査・研究成果の公表

- ・「工業化住宅の耐震診断法」の開発と公表
- ・「プレハブ住宅の供給業務管理規準」の策定と公表
- ・「住生活向上推進プラン」の策定と公表
- ・「長期優良住宅対応メンテナンスガイドライン」の策定と公表
- ・環境行動計画「エコアクション2020」に基づく各年度実績の公表
- ・「良好な住環境の設計ガイドライン」の策定と公表
- ・「まちなみ景観評価の提案」の策定と公表

## Housing Committee

The Housing Committee comprises 20 prefab housing manufacturers. Playing a leading role in the industry, it engages in activities with the aim of creating high-quality living spaces and residential environments and realizing a rich society full of vitality, through both construction and R&D of industrialized housing. It also strives to create an axis for joint efforts among the member companies to quickly adapt to government policies and changes in the environment surrounding the housing industry.

### Activities of the Housing Committee

#### ① Promoting the spread of advanced housing and technology, and coping with laws and standards

The Housing Committee aims to create new technology, cultivate new fields and promote a high-quality supply system in industrialized housing—an area of expertise—and it is playing an active leading role in promoting and popularizing “housing that can be actively utilized into the future.” It is also striving for technological ways to meet the challenges of revisions in the Building Standards Act and certification regarding industrialized housing.

#### ② Pursuing a supply service system for high-quality housing

The Housing Committee is working to raise the supply service level and quality of housing by drawing up supply service management standards for prefab housing. It is also drawing up a “medium-term Customer Satisfaction (CS)/quality plan” in order to achieve CS over the long term, and working to raise the CS/quality level further among each of its member companies.

#### ③ Promoting the spread of good housing stock

The Housing Committee is promoting the creation of a market for good stock and aiming to introduce leading technology and high-quality supply systems into the field of housing stock through its efforts to promote the spread of long-term high-quality housing, favorable local environments and town planning.

#### ④ Strengthening environmental measures

The Housing Committee is aiming for the realization and spread of net-zero-energy housing. It is also drawing up an environmental action plan “Eco-Action 2020” for the purpose of contributing to the realization of a sustainable society through efforts in consideration of preservation of biodiversity to promote sustainable wood sourcing

and greening and to promote the reduction of waste and CO<sub>2</sub> emissions throughout the housing life cycle. It is making steady progress toward achieving these goals.

#### ⑤ Promoting educational activities for raising the level of housing life

In order to create better housing and an improved living environment, the Housing Committee is proactively providing appropriate information to residents, aiming for establishment of mechanisms for achieving safe and secure living over the long term. It is proactively holding lectures and symposiums, and releasing the results of its surveys and research.

##### 1) Holding lectures and symposiums

- ・Housing Committee seminars
- ・Environmental symposiums
- ・Household and town planning symposiums

##### 2) Announcing survey and research results

- ・Development and announcement of a method for determining earthquake resistance of industrialized housing
- ・Announcement of achievements based on the environmental action plan, Eco-Action 2020, each fiscal year
- ・Creation and announcement of supply service management standards
- ・Creation and announcement of Housing Life Improvement Plan
- ・Creation and announcement of maintenance guidelines
- ・Formulation and announcement of design guidelines for a favorable housing environment
- ・Formulation and announcement of “Proposal for townscape scenery appraisal”





## 規格建築部会

規格建築部会は、組立ハウス及びユニットハウスの生産、設計、施工、販売及びリースなどを行っている会員会社(平成25年10月1日現在、13社)で構成されています。時代の急速な進展、変化に伴い、建物に対するニーズは多様化の一途を辿ってきております。規格建築部会は、40有余年の歴史と実績を基盤とし、これらのニーズに合わせた技術開発及び施工管理の向上などに努めています。

また、規格建築部会は、規格建築物の建設を通じて社会資本形成の一端を担い、国内外における災害時の被災者の安全と生活を確保する公共的な事業に寄与し、リユース・リサイクルを通じて資源問題や環境問題改善に貢献するとともに、地球環境にやさしい社会の実現を目指しています。

当部会の規格建築物は、プレハブ構法を基本にした構造体のメリットを生かし、事務所・店舗・工場・倉庫・宿舍・病院・庁舎及び教育施設などの幅広い用途に採用されています。

### 規格建築部会の活動

#### ①災害対策事業(災害時における応急仮設住宅建設)



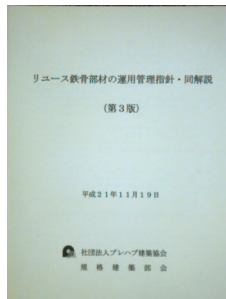
規格建築部会は、災害時における応急仮設住宅の建設を行うことを業務の一つとしています。

当協会は、全ての都道府県との間において「災害時における応急仮設住宅の建設に関する協定」を締結しており、各都道府県知事からの要請に基づき会員会社において、応急仮設住宅の建設を行っています。

近年では、阪神・淡路大震災、有珠山噴火、新潟県中越地震、能登半島地震、新潟県中越沖地震、東日本大震災などの被災者のための応急仮設住宅を建設しています。

#### ②安全性・資源問題・環境改善

建築物の安全性の確保を図るため、リユース用建築物などに係る「リユース鉄骨部材の運用管理指針・同解説」(第3版)を遵守・運用することで、その安全性を担保するとともに資源問題及び環境改善への貢献を進めています。



#### ③規格建築に関する調査・研究

主要な構造部材に軽量鉄骨などを用いたブレース構造の建築物について「鉄骨系プレハブ建築物構造に関する技術的見解」を提示しています。

## 教育委員会



教育委員会は、会員会社の営業・生産・設計・施工・アフターサービス・リフォームなど各部門の社員の資質の向上を目的に以下の事業活動を行っています。

#### ①プレハブ住宅コーディネーター(PHC)資格認定事業

住宅営業にとり建築法規、資金計画他多岐に亘る専門知識が必要となる時代要請に対応するため、平成元年に住宅営業関連従事者を対象としたプレハブ住宅コーディネーター(PHC)資格認定制度を立ち上げ、講習会を全国規模で実施しています。平成25年3月末現在登録者総数は約3万人にせまる状況です。また、住宅全般の知識取得のための教育テキストも作成し、平成25年4月に第11版を発行しています。

#### ②住宅産業CS大会

住宅産業CS大会は、昭和51年にスタートした住宅産業TQC大会(その後TQM大会と改称)から通算すると平成25年度で40回を数える歴史ある大会となっています。例年、会員各社のCS活動の事例発表、異業種の顧客満足活動に関するタイムリーな特別講演を行い、会員各社のCS活動の拡充に大きく貢献しています。

#### ③プレハブ建築品質向上講習会

プレハブ建築品質向上講習会は、平成13年度よりスタートし、年一回東京及び地方開催を行っています。生産、邸別設計、施工、アフターサービス、リフォーム各部門の第1線で活躍するリーダーや実務担当者を対象に、品質管理の基本を学び、各年度のテーマに基づく部門ごとの課題を事例研究や会員相互の情報交換を行うことでその資質の向上に大きく貢献しています。

#### ④信頼される住まいづくりアンケート調査

営業担当者の対応を中心としたお客様アンケートを平成6年から実施しています。会員会社のうち10社でマイホームを新築した、居住歴平均1年のお施主様1,000名の方を対象にアンケートを郵送し、回答を頂いています。当協会では、このアンケート結果をもとに、プレハブコーディネーターの制度内容の充実と営業担当者のレベルアップに努めています。



## Standardized Architecture Committee

The Standardized Architecture Committee comprises member companies (13 companies as of October 1, 2013) involved in manufacturing, designing, constructing, selling or leasing assembled houses or unit houses. Given the rapid development and changes of these times, housing needs have steadily diversified. On the basis of its 40-plus years of experience and results, the Standardized Architecture Committee is striving to improve technological development and construction management in order to meet these needs.

Through the construction of standardized buildings, the Standardized Architecture Committee contributes to public projects to ensure the safety and livelihood of victims of natural disaster both in Japan and abroad and is helping ameliorate resource concerns and environmental problems through reuse and recycling, and it aims for the realization of an eco-friendly society.

Our association's standardized buildings have been adopted for a wide range of uses, such as offices, shops, factories, warehouses, lodging, hospitals, government offices and educational facilities, taking advantage of the merits of structures based on prefabricated construction methods.

## Activities of the Standardized Architecture Committee

### ① Disaster countermeasures(temporary emergency housing in times of disasters)

Construction of temporary emergency housing when disaster strikes is one of the services the Standardized Architecture Committee provides.

Our association has entered into agreements with all of Japan's 47 prefectures regarding construction of temporary emergency housing in times of disaster, and we construct temporary emergency housing through our member companies upon the basis of requests from the governor of each prefecture.

In recent years, we have constructed temporary emergency housing for the victims of natural disasters including the Great Hanshin Earthquake, Mt. Usu eruption, Niigata Chuetsu earthquake, Noto Peninsula earthquake, Niigata Chuetsu offshore earthquake and Great East Japan Earthquake.

### ② Safety, resource constraint and environmental improvement

The Standardized Architecture Committee aims to ensure the safety of its buildings by applying or following Guidelines and Commentary on Managing the Use of Reused Steel Frame Components (3rd Edition) with regard to reused buildings. We thereby guarantee their safety while contributing to amelioration of resource constraints and environmental problems.

### ③ Investigations and research into standardized architecture

The Standardized Architecture Committee present "Technical Views on Steel-Frame Prefab Building Structures" as the unified technical opinion of our association.

## Education Committee

The Education Committee engages in the following activities with the purpose of improving the quality of member company employees in the fields of sales, production, engineering, construction, after-sales service, reform and others.

### ① Certifying prefabricated housing coordinator (PHC) qualifications

In contemporary times, housing business employees require special knowledge covering diverse fields from architectural regulations in housing business to financial planning. To meet these demands of the times, a system for certifying the qualifications of housing business employees as prefabricated housing coordinators (PHC) was set up in 1989 and training courses are being held on a nationwide scale. As of the end of March 2013, a total of nearly 30,000 qualified persons had been registered. Educational texts have also been created for the purpose of providing general knowledge on housing, with the 11th edition being published in April 2013.

### ② Holding housing industry CS conventions

Housing industry CS conventions have a long history, starting from 1976 with the TQC Convention (later renamed the TQM Convention), with a total of 40 being held through fiscal 2013. In a typical year, examples of CS activities of each member company are announced and timely special lectures are held regarding activities for improving customer satisfaction in different business fields, which contribute greatly to the expansion and improvement of CS activities in each member company.

### ③ Holding courses on improving prefabricated architecture quality

Courses to improve prefabricated architecture quality have been held annually in Tokyo and other localities starting from 2001. Persons in charge of practical business and leaders active on the front lines of each field from production, design of individually contracted residences and construction to after-sales service and reform learn the basics of quality control. Through the exchange of information among the members and research on examples of problems in each field on the basis of the theme chosen each year, the courses contribute greatly to improvement in their qualifications.

### ④ Conducting questionnaire surveys on trustworthy residential planning

From 1994, the Education Committee has been conducting questionnaire surveys of clients centering around the performance of sales reps. Questionnaires are mailed to 1,000 clients who have purchased newly built homes from the ten prefabricated housing manufacturers among the member companies and lived in them for an average of one year, and their responses are received. Based on the results of these surveys, our association works to improve the prefabricated coordinator system and raise the level of the business managers' performance.



## 瑕疵担保保険推進委員会

平成21年10月1日に施行された「特定住宅瑕疵担保責任の履行の確保等に関する法律（住宅瑕疵担保履行法）」に基づき、新築住宅供給事業者には「保証金の供託」又は「保険の加入」による瑕疵担保履行のための資力確保義務が課せられています。

当協会は、国土交通大臣が指定した住宅瑕疵担保責任保険法人（5社）より「品質の高い住宅の供給を行う団体」として特定団体（又は認定団体）の適用を受けるとともに、

会員会社が保険加入による資力確保を行う場合、その措置すべき事項の適切な企画運営を目的とする「瑕疵担保保険推進委員会」を設置しています。

### 瑕疵担保保険推進委員会の主な業務

- ① 瑕疵担保責任保険による資力確保に必要な事項の企画運営
- ② 団体保険制度を活用する住宅の品質確保に係る基準などの策定
- ③ 特定（認定）プレハブ住宅検査員（団体検査員）の育成などに関する事項

### 特定団体（認定団体）保険の適用メリット

#### ① 保険料などの割引

会員会社及びその関係会社が当協会を窓口として団体保険を申込み場合、一般住宅の申込みに比べ保険料などの割引※1を受けることができます。

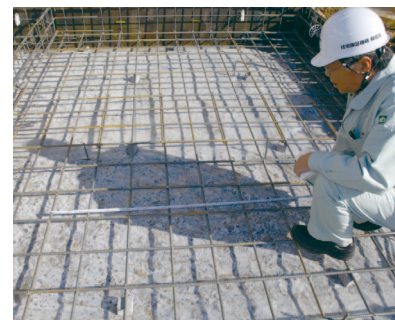
#### ② 団体保険申込みと自主検査の実施

一般住宅の保険申込みの場合、保険検査機関などによる2回の現場検査（基礎配筋時・屋根工事完了時）を受けることが必要ですが、団体保険では基礎配筋検査を団体から資格認定を受けた自社の団体検査員で行う事ができます※2。

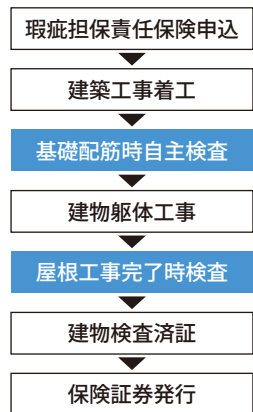
自社の団体検査員が基礎配筋検査を行う事により、初回検査費用を削減するとともに、保険検査機関などとの検査日程調整が不要となり工程管理をスムーズに行う事が可能となります。

※1: 団体保険の割引内容、割引率の詳細は、当協会にお問い合わせ下さい。

※2: 一部団体検査が行えない場合があります。



基礎配筋時自主検査



フロー図

## 会員の種類と資格

当協会は、次の①正会員②準会員③賛助会員の3会員で構成されております。

### 正会員とは

- ① プレハブ建築に直接要する部品の生産及び販売事業を営む法人
  - ② プレハブ建築の建設事業又は販売事業を営む法人
  - ③ プレハブ建築用建設機械の生産及び販売事業を営む法人
- 以上のうち、いづれかに該当し、営業実績が下記に定める基準に適合する者

#### <正会員資格基準>

系統	表示単位	基準実績
一戸建 (ハウス)	戸 数	年間 300 戸以上
共同建 (低層、中高層)	戸 数	年間 300 戸以上
部品 (材料、設備ユニット)	戸数換算	年間 300 戸に相当し、 年間売上金額が 5 億円以上
規格建築	m <sup>2</sup>	年間 30,000m <sup>2</sup> 以上

### 準会員とは

正会員の事業を営む法人で、正会員において定められた資格に達しない者

### 賛助会員とは

当協会の趣旨に賛同する法人又は団体（法人格を有しない場合は、団体の代表者）

### 会員数（平成25年10月1日現在）

総数	180 社
正会員	36 社
準会員	45 社
賛助会員	99 社

## 会員の特典

- 当協会の部会・委員会活動を通じて、住宅に関する資料・情報を迅速かつ的確に得ることができるとともに、技術開発・需要開発など共通の問題についての検討・調査研究などを共同作業によって進めていくことができます。
- 会誌「JPA」・「JPA ニュース」・「JPA ニュース速報」など機関誌、各種報告書及び資料を無料又は会員価格で配布を受けられます。
- 講演会、講習会、説明会、研究会などへ参加でき、知識と技術の向上が図れます。
- 国際会議への出席、海外視察団への参加など当協会を通じて国際交流を図ることができ、住宅産業に関する海外の情報に接することができます。
- 会員相互の懇親会などに参加でき、連携・親睦が図れます。

## Committee on Warranties and Insurance against Defects

On the basis of the Act on Assurance of Performance of Specified Housing Defect Warranty (Housing Defect Warranty Fulfillment Act), enacted October 1, 2009, any business supplying newly built housing has an obligation to ensure its financial ability to fulfill warranties against defects by depositing security funds or taking out insurance.

As an “organization supplying housing of high quality,” our association is treated as a specified organization (or approved organization) by the housing defect warranty liability insurance corporations (five companies) specified by the Minister of Land, Infrastructure, Transport and Tourism, and when our member companies take out insurance to ensure their financial ability, a committee has been set up to promote defect warranty insurance for the purpose of appropriate planning and management of measures that must be taken.

### The main tasks of the Committee to promote defect warranty insurance include

- ① Planning and management of matters necessary for ensuring financial ability through defect warranty liability insurance
- ② Creating standards for ensuring quality of housing making use of group insurance systems
- ③ Taking steps to train Specified (Certified) Prefab Housing Inspectors (Group Inspectors)

### The advantages of qualifying for specified group (certified group) insurance include

#### ① Discounted insurance premiums

When our member companies and their affiliated companies apply for group insurance through the offices of our organization, they can receive a discount ※1 on insurance premiums compared to applying for general housing insurance.

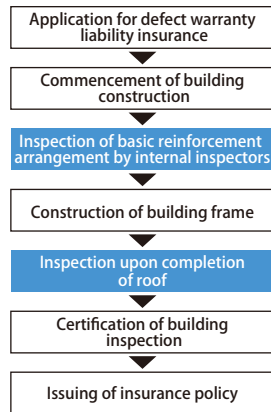
#### ② For group insurance, inspection is implemented internally

When applying for general housing insurance, two on-site inspections conducted by insurance inspection organizations are necessary (when arranging basic reinforcement and upon completion of roof), but when applying for group insurance, it is possible to have the basic reinforcement arrangement inspection done by group inspectors from one's own company whose qualifications have been certified by the group.※2

Having one's own company's group inspectors conduct the basic reinforcement arrangement inspection provides reduced fees for the first inspection and the possibility of smoother progress management because schedule adjustment for inspectors from insurance inspector organizations becomes unnecessary.

※1: For details on the group insurance discount and discount rates, enquire with our association.

※2: There are some cases in which group inspection is not possible.



## Types and Qualifications for Membership

Our association consists of three kinds of members: ① regular members, ② associate members and ③ supporting members.

### Regular members

- ① Corporations manufacturing or selling parts needed directly for prefab buildings
- ② Corporations constructing or selling prefab buildings
- ③ Corporations manufacturing or selling construction machinery used for prefab building construction

Corporations of any of the above descriptions that also meet the standards for business results listed in the table below:

Category	Unit	Standard for Results
Houses	Houses	At least 300 annually
Residential complexes (low-, medium- and high-rise)	Units	At least 300 annually
Components (materials, modules)	Unit-equivalents	At least 300 unit-equivalents and 500 million yen in sales annually
Standard buildings	m <sup>2</sup>	At least 30,000 m <sup>2</sup> annually

### Associate members

Corporations engaged in the same kinds of business as regular members, but not meeting the standards for business results required of regular members.

### Supporting members

Corporations or organizations that support the purposes of our organization (if an organization does not qualify as a corporation, the representative of the organization)

### Number of members (as of October 1, 2013)

Total number: 180
Regular members: 36    Associate members: 45
Supporting members: 99

## Member Privileges

- Through the activities of our association's committees and committees, members have quick and precise access to information and data on housing, and they can also promote discussion, investigation and research through collaborative efforts into common issues such as development of technology or cultivating demand.
- Members receive issues of the association's journals, including JPA, JPA News and JPA News Sokuho and all varieties of reports and data for free or at a special members' price.
- Members can participate in lecture meetings, training courses, briefings and seminars and gain more knowledge and skills.
- Members can find chances for international exchange through our organization by attending international conferences and participating in overseas visits, and get access to overseas information on the housing industry.
- Members can participate in social gatherings with other members and gain new partnerships and friendships.



一般社団法人

# プレハブ建築協会

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M&Cビル5階  
TEL 03(5280)3121(代表) FAX 03(5280)3127  
URL <http://www.purekyo.or.jp>

## 北海道支部

〒003-8558 札幌市白石区東札幌2条6丁目8番1号  
TEL 011(841)3015 FAX 011(831)2221

## 中部支部

〒460-0008 名古屋市中区栄4丁目3番26号昭和ビル5階  
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## 関西支部

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TEL 092(716)3930 FAX 092(716)3931



Japan Prefabricated Construction Suppliers  
and Manufacturers Association

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## KANSAI Branch

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