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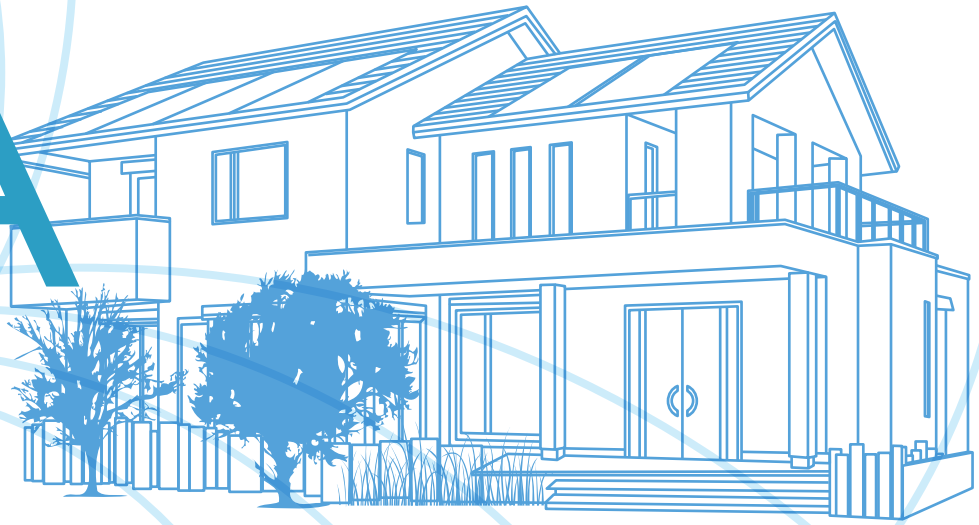


一般社団法人 プレハブ建築協会のご案内

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

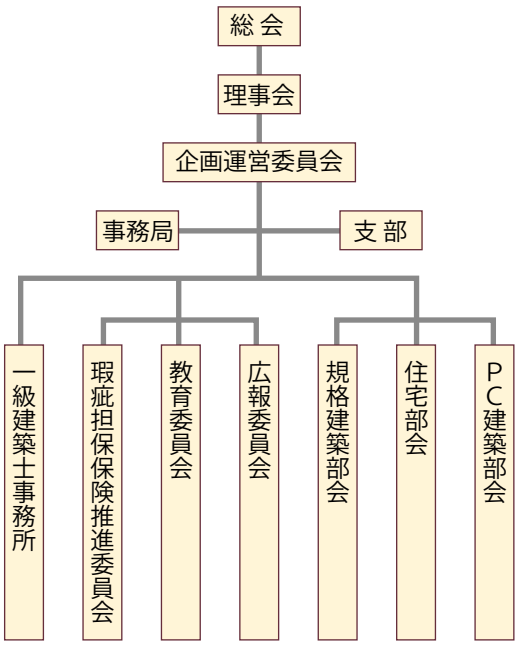
設立の目的

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（ＰＣ部材品質認定、ＰＣ構造審査、ＰＣ工法施工管理技術者資格認定、ＰＣ部材製造管理技術者資格認定、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完工戸数実績調査）
④住宅瑕疵担保保険事業
⑤ＰＣ建築の設計及び工事監理
⑥プレハブ住宅・建築に関する調査・研究
⑦住宅・宅地対策に関する提言・意見具申

協会組織



会員数 227社（平成29年8月1日現在）

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。

・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、成形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

ＰＣ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ＰＣ部材を用いた壁式・ラー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。

・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で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。

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 prefab architecture as well as its construction and propagation.

Projects

① Independent certification activities related to prefab housing and building (Certifying precast concrete (PC) component quality, Inspecting PC structures, Certifying qualifications of PC building construction management engineers, certifying qualifications of PC components manufacturing management engineers, and Certifying qualifications of prefab 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 on numbers of completed prefab housing construction projects)
④ Warranties and insurance against defects
⑤ Planning and work supervision for PC construction
⑥ Investigation and research into prefab housing and buildings
⑦ Presentation of opinions and suggestions on measures involving housing and residential land

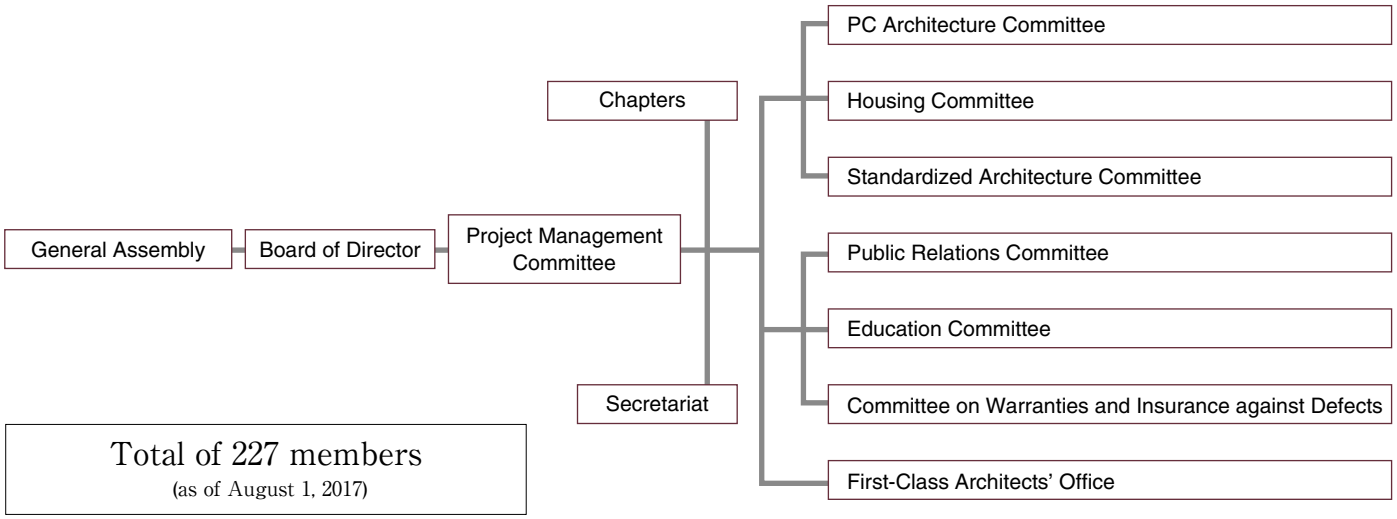
Organizational Structure

About Prefab Housing and Buildings

- The "prefab" in prefab 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 prefab 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 prefab housing and buildings:**
  Steel frame comprises the main structural members, using wall panels with steel-frame columns and beams
- **Wooden prefab housing and buildings:**
  The main structural members are panel and other items made of wood
- **Concrete prefab housing and buildings:**
  The main structural members are PC panels and other PC components (precast concrete panels and components produced at the factory)
- **Unit prefab housing and buildings:**
  Modules (units) made with frames of steel or wood are produced at the factory and connected together at the construction site



Total of 227 members
(as of August 1, 2017)

ＰＣ建築部会

ＰＣ建築部会は、プレキャスト鉄筋コンクリート工法による中高層建築を供給する会員会社（平成29年8月1日現在59社）で構成されています。

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４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工法施工管理技術者資格認定事業、ＰＣ部材製造管理技術者資格認定事業の4事業を実施しています。

①ＰＣ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。認定規程などの制定は、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、認定規程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」が適合と認めたもの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/㎟以下を対象とするＮ認定、60N/㎟を超え120N/㎟以下を対象とするＨ認定があり、平成29年3月時点で国内のＮ認定取得工場は44社65工場、Ｈ認定取得工場は14社17工場です。また、国外のＮ認定取得工場も平成29年3月時点で2社2工場あります。

②ＰＣ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28年度までの17年間で合計149件、333棟、16,716戸の審査を完了しています。

③ＰＣ工法施工管理技術者資格認定事業

平成元年以降、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29年3月現在479名が認定登録されています。

④ＰＣ部材製造管理技術者資格認定事業

今日の建築生産における技術開発の進歩や社会情勢の変遷に伴い、従来の壁式プレキャスト鉄筋コンクリート工法から架構式のプレキャスト鉄筋コンクリート工法による高層集合住宅や一般建築物へとプレキャスト部材の適用領域が拡大されてきています。これに伴いプレキャスト鉄筋コンクリートに使用されるコンクリートにも高強度化や高品質化の傾向が見られ、日本建築学会「建築工事標準仕様書・同解説JASS 10プレキャスト鉄筋コンクリート工事」の改定が行われるなど、プ

PC Architecture Committee

The PC Architecture Committee is comprised of member companies (59 as of August 1, 2017) who provide medium- and high-rise buildings through construction with precast reinforced concrete.

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 Four Projects of the PC Architecture Committee

The PC Architecture Committee is conducting four projects, one for Certifying the quality of PC components, one for Inspecting PC structures, one for Certifying the qualifications of PC building construction management engineers, and one for Certifying the qualifications of 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 concrete design standard strength of PC components for N certification is 60 N/㎟ or less and that for H certification is greater than 60 N/㎟ but no more than 120 N/㎟ . As of March 2017, within Japan 65 plants of 44 companies have earned N certification, and 17 plants of 14 companies have earned H certification. Abroad, as of March 2017, two plants of two companies have 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 17 years from fiscal 2000 to 2016, it has completed inspections of a total of 16,716 units in 333 buildings in 149 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 conduct 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 March 2017, 479 technicians have been thus registered and certified.

④ Certifying qualifications of PC components manufacturing management engineers

In the construction industry today, due to proceeds in R&D and changes in the social landscape, precast concrete components have expanded in the scope of their applications from the earlier W-PC construction method to R-PC construction method being used in high-rise housing complexes and precast concrete buildings in general. Together with this, an even wider range of knowledge in precast components manufacturing management is being sought after, such as an emerging trend whereby concrete being used in precast reinforced concrete is becoming even stronger and higher in quality, and revisions being made to the Architectural Institute of Japan's JASS 10 Precast Concrete Work.

Our association aims to improve our precast components

レキャスト部材の製造管理にもより幅広い知識が求められています。

当協会では、プレキャスト部材製造管理技術者の資質の向上と社会的地位の確立を図ることにより、プレキャスト部材製造工場のレベルアップを目指し、「ＰＣ部材製造管理技術者資格認定制度」を設け、平成29年度に本制度を発足しました。学識経験者及び各事業主体で構成される「PC部材製造管理技術者資格認定企画委員会」を設置して本資格認定を実施しています。PC部材製造管理技術者資格は、PC部材製造に関する業務（PC部材に関する計画・設計・技術指導・研究等、工場での製造管理以外の業務も含む。）に15年以内に2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。

当協会の「PC部材品質認定制度」と合わせ、さらに良質なプレキャスト部材の性能・品質の維持が図れます。

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、ＰＣ部材の製造管理について、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
・プレキャスト鉄筋コンクリート部材製造技術指針

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29年8月1日現在、14 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・宿舎・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、熊本地震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。

manufacturing plants by improving the quality of our precast components manufacturing management engineers and establishing their place in society. Therefore, we have established a system for Certifying the qualifications of PC components manufacturing management engineers, which was launched in fiscal 2017. The Planning Committee for Certifying Qualifications of PC Components Manufacturing Management Engineers, composed of persons with academic expertise or vocational experience and some of the implementing bodies, was established to carry out this system. To qualify, PC components manufacturing management engineers must have at least two years of experience at managing PC components manufacturing (including experience outside of manufacturing management in factories, such as planning, design, technical guidance, and research related to PC components) within the last 15 years. They must then enroll in a course offered by our association and pass a test, after which they can apply for registration and attain certification.

Together with our association's system for PC components quality certification, we aim to maintain the performance and quality of even better quality precast components.

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
- Guidelines for precast reinforced concrete component manufacturing technology

Standardized Architecture Committee

The Standardized Architecture Committee comprises member companies (14 companies as of April 1, 2017) 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 prefab 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,Great East Japan Earthquake and Kumamoto 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.

住宅部会

住宅部会は、プレハブ住宅メーカー（平成29年8月1日現在21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安全・安心の更なる確保と、先導的技術・性能向上への取り組み

先導的住宅・技術の開発を進め、その普及促進に努めています。また、住宅性能表示やBELS（建築物省エネルギー性能表示）等、各種性能評価指標を積極的に活用し、工業化住宅の先導的な性能を分かりやすく示すとともに、更なる性能向上を図っています。

②良質な住宅ストックの更なる普及促進

長期的な視点でのストック活用に向けて、長期優良住宅の普及等の良質な新築住宅の供給を進めています。また、既存住宅を適切に維持管理するメンテナンスや、性能品質を維持・向上させるためのリフォームを推進するとともに、インスペクション技術者の認定等を通じ、良質な既存住宅の流通を促進しています。

③社会や時代の要請に対応した、新たな取り組みや新技術の開拓

少子高齢化・人口世帯数の減少に対して、スマートウェルネスシティ・コンパクトシティなどの住まいづくり・まちづくりへの取り組みを推進しています。また、住まいの情報通信技術の最適利用に向けて、IoT等のセンサー技術活用による住生活向上について検討を進めています。

④住宅・街づくりにおける環境配慮を通じて、住生活の向上に貢献

持続可能な社会の実現を目指し、環境行動計画「エコアクション2020」の着実な実行を進めています。なかでも、ネット・ゼロ・エネルギーハウスの普及を目指すとともに、住宅のライフサイクルを通じCO_2削減及び廃棄物削減を推進します。また、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を進めていきます。

⑤国際的な住宅・住環境向上への貢献

日本の工業化住宅技術や住環境技術、プレハブ建築協会の活動を海外に向けて積極的に発信していくとともに、国際的な住環境貢献に向けた会員各社の海外での取り組みを共有しています。

⑥人材の育成と情報発信の充実

各種研修・シンポジウム等を通じて会員のスキルアップを図っています。また、より良い住宅・住環境の形成のため、住まい手をはじめとした各ステークホルダーへの適切な情報提供を積極的に行ってコミュニケーションを図るほか、施設見学会や調査・研究の活動報告なども行っています。

1）ゼミナール・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2020」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 21 prefab housing manufacturers as of August 1, 2017. 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 Efforts in further ensuring safety and security, advanced technology and performance improvement in housing

The Housing Committee is working on developing advanced housing and its technology, and promoting its spread. In addition, it proactively utilizes various performance evaluation indices, such as housing performance labeling and Building Energy-efficiency Labeling System (BELS), to display advanced performance of industrialized housing in an easy-to-understand manner while also improving performance.

② Promoting the spread of good housing stock

The Housing Committee is striving to provide high-quality new housing, such as the spread of long-term high-quality housing, with a long-term view toward housing stock utilization. It is promoting the flow of high-quality existing housing through appropriately managed maintenance of existing housing, promoting renovation to maintain and improve its performance quality, and other measures such as certification of inspection engineers.

③ Opening up new initiatives and technologies in housing in response to the needs of society and the times

The Housing Committee promotes initiatives for residential and town planning, such as the Smart Wellness City project and Compact City project, in response to the low birthrates, aging society, and decrease in population and the number of households. It is also looking at raising the level of housing life through use of sensor technologies such as IoT to move toward optimizing the use of residential information communication technology.

④ Contributing toward raising the level of housing life through environmental friendliness in housing and town planning

The Housing Committee is making steady progress on its environmental action plan “Eco-Action 2020” for realizing a sustainable society. Above all, it is aiming for the spread of net-zero-energy housing, and at the same time promoting the reduction of CO_2 emissions and waste through the housing life cycle. In addition, it is working on efforts in consideration of preservation of biodiversity, such as through promoting sustainable wood sourcing and greening.

⑤ Contributing toward improving international housing and residential environment

Besides actively disseminating information about Japan’s industrialized housing technology,

residential environment technology and the activities of Japan Prefabricated Construction Suppliers and Manufacturers Association overseas, the Housing Committee also shares overseas initiatives by member companies with international contributions to residential environment.

⑥ Developing human resources and enhancing information dissemination on housing

The Housing Committee aims to improve the skills of members through various types of workshops and symposiums. To create better housing and an improved living environment, it seeks to communicate with various stakeholders, such as residents, by actively providing appropriate information. It also carries out activities such as facility tours, and reporting on the results of its surveys and research.

1) Holding seminars 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
- Creation and announcement of supply service management standards
- Creation and announcement of Housing Life Improvement Plan 2020
- Creation and announcement of maintenance guidelines
- Announcement of achievements based on the environmental action plan, Eco-Action 2020, each fiscal year
- Formulation and announcement of design guidelines for a favorable housing environment
- Formulation and announcement of “Proposal for townscape scenery appraisal”

教育委員会

教育委員会は、会員会社の営業・設計・生産・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

住宅営業にとって建築法規、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・認定試験を全国規模で実施しています。平成29年3月末現在登録者累計数は32,255名になりました。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、最新版は平成29年6月発行の第13 版になります。

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28年度で43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一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、居住歴約1年のお施主様1,300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。

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」による瑕疵担保責任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、会員会社が団体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(団体保険)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)団体として認められた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

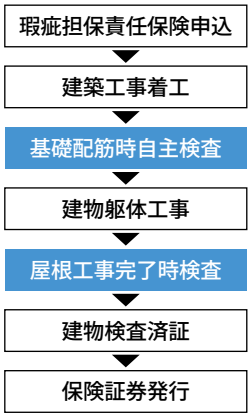
会員会社及びその関係会社が当協会を窓口として団体保険を申込む場合、一般住宅の申込みに比べ保険料などの割引※1を受けることができます。

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、保険法人による2 回の現場検査（基礎配筋完了時・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。また、建設住宅性能評価付きの場合は現場検査が不要になります。



フロー図

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 prefab housing coordinator (PHC) qualifications

In contemporary times, housing business employees require advanced 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 prefab housing coordinators (PHC) was set up in 1989 and training courses and certification exams are being held on a nationwide scale. As of the end of March 2017, a total of 32,255 qualified persons have been registered. Educational texts have also been created for the purpose of providing general knowledge on housing, with the latest edition (13th edition) being published in June 2017.

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 43 being held through fiscal 2016. 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 prefab architecture quality

Courses to improve prefab 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 1,300 clients who have purchased newly built homes from the ten prefab 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 prefab coordinator system and raise the level of the business managers' performance.

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), which took effect on October 1, 2009, any business supplying newly built housing has an obligation to ensure its financial ability to fulfill its responsibilities toward defect warranties 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 (group insurance)

② Creating standards for ensuring quality of housing making use of group insurance systems

③ Training group inspectors certified as the specified (approved) organizations, and other matters

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

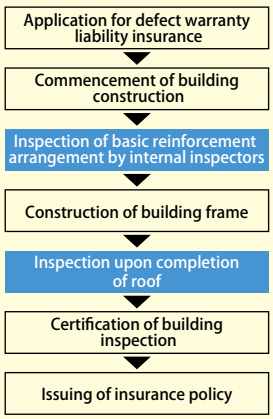
① Discounted insurance premiums

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 corporations 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. In addition, on-site inspections are not required if the housing comes with housing performance evaluation at construction.

一般社団法人
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