

To Those Who Are Starting Business Using an Existing Building

↓ Please put a ✓ in the squares.

<input type="checkbox"/>	<p>●Do you have a plan, proof of confirmation and proof of inspection for your existing building?</p> <p>When you renovate or build an addition to an existing building, you may need its plan, proof of confirmation or proof of inspection.</p>
<input type="checkbox"/>	<p>●Have you confirmed the year of original construction, purpose, number of stories and structure of your existing building?</p> <p>If you intend to turn the 3rd or higher floors of your building into lodging facilities, stores, restaurants, dormitories or apartments, etc., the building must be fire-resistant in conformity with the Building Standards Act. A regular wooden structure and steel structure without fire-resistant covering are not fire-resistant. Renovation of and building an addition to an existing building may be difficult if the building is old.</p>
<input type="checkbox"/>	<p>●Are you going to renovate your existing building? Are you going to ask professionals to do electric, gas and plumbing works?</p> <p>If you are going to do renovation yourself, please make sure to refer to all related laws and regulations. When you dispose of waste, please do so properly in conformity with the Waste Disposal Act. According to the related laws, electric, gas and plumbing works can be done only by businesses with licensed specialists.</p>
<input type="checkbox"/>	<p>●Have you confirmed the standards designated in the Building Standards Act and submitted necessary paperwork?</p> <p>If you are turning your existing building into lodging facilities, stores, restaurants, dormitories or apartments, etc., strict fire-prevention and evacuation standards will apply. Please consult a construction office in your district or a licensed architect. Also as a general rule, if you are going to do the following, you must submit an application to a district construction surveyor (<i>kenchiku shuji</i>) and receive confirmation from him/her:</p> <p><u>①Build a new building. ②Build an addition of over 10m² to an existing building. ③Move to another place. ④Do repairs or remodeling in a large scale. ⑤Change intended use of the floor area of over 100m² (including cases without construction work).</u> ※Planning of ①②④ above must be done by a licensed architect depending upon the extent of construction work.</p>
<input type="checkbox"/>	<p>●Have you taken measures and submitted paperwork in conformity with the Fire Service Act?</p> <p>If you are turning your existing building into lodging facilities, stores, restaurants, dormitories or apartments, etc., you must install firefighting equipment including fire extinguishers, exit signs and automatic fire alarms. Some equipment must be installed or inspected by a certified specialist. Depending upon the capacity of the lodging, you must designate a fire prevention manager and submit notice. Please contact the fire station nearby or an emergency equipment supplier for details.</p>
<input type="checkbox"/>	<p>●Have you submitted paperwork in conformity with the Water Pollution Control Act?</p> <p>If you are planning to drain wastewater from the kitchen, bath, washing facility of your lodging facility or restaurant to the public waters (river, lake, waterway, etc.), you must submit a notice to the Environment Division of your regional office 60 days before the construction work starts.</p>
<input type="checkbox"/>	<p>●Have you submitted paperwork in conformity with the Private Sewerage System Act?</p> <p>If you are going to install a septic tank or change its size, you must submit a notice ahead of time. If you are going to dispose of wastewater underground, you must submit a memorandum of agreement to your municipal office ahead of time.</p>
<input type="checkbox"/>	<p>●Have you submitted paperwork in conformity with the Landscape Act?</p> <p>You must submit a notice to the village office ahead of time if you are going to build a new building or build an addition with a floor area of over 20m², or alter external appearance including repainting the area of 25m² or larger with different colors in Hakuba Village. Hakuba Village has its own standards for colors of the building façade, and other municipalities also require notification depending upon the extent of alteration.</p>
<input type="checkbox"/>	<p>●Have you submitted paperwork in conformity with the Hotel and Ryokan Management Act?</p> <p>If you are going to run a lodging business using a building to accommodate guests with a charge, you must obtain business license in conformity with the Hotel and Ryokan Management Act. (Submit an application to a health and welfare office in your region.)</p>
<input type="checkbox"/>	<p>●Have you submitted paperwork in conformity with the Food Sanitation Act?</p> <p>If you are going to serve, prepare, manufacture or sell food at your facility, you must obtain business license ahead of time in conformity with standards designated in the ordinance. Please designate a food sanitation supervisor and submit an application to a health and welfare office in your area.</p>

既存の建物を利用（購入）して営業を始める方へ

↓ ご自分でチェックしてください。

□	<p>●既存の建物の図面、確認済証、検査済証はありますか。</p> <p>増改築を行う場合、既存の図面、確認済証又は検査済証が必要な場合があります。</p>
□	<p>●既存の建物の建築年、用途、階数、構造を確認しましたか。</p> <p>建物の3階以上の階を宿泊施設、店舗、飲食店、寮、共同住宅等とする場合、建築基準法により耐火建築物としなければなりません。一般的な木造や耐火被覆をしていない鉄骨造は、耐火建築物になりません。既存の建物の建築年が古い場合、増改築が難しい場合があります。</p>
□	<p>●改修工事は行いますか。電気、ガス、給排水工事は専門業者に頼みますか。</p> <p>ご自身で改修工事を行う場合、関係法令を十分に確認してください。廃棄物を処分する場合、廃棄物処理法に定められた基準により適正に処分してください。電気工事、ガス配管工事、給排水設備工事は、関係法令により専門の資格者がいる業者でなければ行えません。</p>
□	<p>●建築基準法により適用される基準を確認し、必要な手続きを行いましたか。</p> <p>宿泊施設、店舗、飲食店、寮、共同住宅等にする場合、厳しい防火・避難基準が適用されます。詳しくは建築行政機関又は建築士へご相談ください。また以下の工事を行う場合、原則として、建築主事に申請をし、基準に適合するよう確認を受けなければなりません。</p> <p>①新築、②床面積10㎡を超える増築、③移転、④大規模の修繕又は大規模の模様替え、 ⑤床面積100㎡を超える用途変更（工事を伴わない場合を含む）</p> <p>※上記①、②、④の設計をする場合、規模によって建築士の資格がいります。</p>
□	<p>●消防法による措置や手続きを行いましたか。</p> <p>宿泊施設、店舗、飲食店、寮、共同住宅等にする場合、消火器、誘導灯、自動火災報知設備等の消防用設備を設置し、消防長へ届出をしなければなりません。消防用設備の種類によっては設置や点検に資格がいります。施設の収容人数によっては防火管理者を定め届出をしなければなりません。詳しくは最寄りの消防署や防災設備業者にご相談ください。</p>
□	<p>●水質汚濁防止法による手続きを行いましたか。</p> <p>宿泊施設、飲食店等の厨房、浴場、洗濯施設から公共用水域（河川、湖沼、水路等）に排水を流す場合、工事に着手する60日前までに届出をしなければなりません（提出先：地方事務所環境課）。</p>
□	<p>●浄化槽法による手続きを行いましたか。</p> <p>し尿浄化槽の設置や規模の変更を行う場合、あらかじめ届出をしなければなりません。排水を地下へ浸透させる場合、事前に協議書を提出しなければなりません（提出先：市町村役場）。</p>
□	<p>●景観法による手続きを行いましたか。</p> <p>白馬村内で床面積20㎡を超える新築又は増築を行う場合、25㎡を超える色の塗り替えや外観の変更を行う場合、あらかじめ届出をしなければなりません（提出先：市町村役場）。白馬村独自の色彩基準があります。その他の地域でも規模によっては届出がいります。</p>
□	<p>●旅館業法による手続きを行いましたか。</p> <p>施設で宿泊料を受け人を宿泊させる営業を行う場合、あらかじめ法令に定められた基準に従い営業の許可を受けなければなりません（提出先：保健福祉事務所）。</p>
□	<p>●食品衛生法による手続きを行いましたか。</p> <p>食事の提供を行う場合や食品を調理、製造、販売する場合、あらかじめ条例で定められた基準に従い営業の許可を受けなければなりません（提出先：保健福祉事務所）。営業を行う場合、食品衛生責任者を選任し届出をしなければなりません。</p>