

건축물 활용도 제고를 위한 복수 용도 인정 기준 개선 방안 연구

A Study on the Improvement of Multiple Use Standards to Increase the Usability of Buildings

김은희 Kim, Eunhee
이주경 Lee, Jookyung
오민정 Oh, Minjung

(a u r i

A Study on the Improvement of Multiple Use Standards to Increase the Usability of Buildings

SUMMARY

Kim, Eunhee
Lee, Jookyung
Oh, Minjung

1. Overview

The 100 main projects of the current government include ‘redesigning regulations for public welfare and innovation’ as the detailed strategy for ‘public economy for common and middle-class citizens’ and have pursued action plans for each department such as implementing regulation sandbox, regulatory innovation in construction administration, etc. From the housing supply expansion policy by MOLIT for the stabilization of the citizens’ lifestyle, local district regulation relaxation and flexible operation of building purposes can also be understood from the same context.

Also, in the 「Building Law Enforcement Decree」 pre-announcement of legislation amendments last January, new building purposes were added such as dormitory-type rental houses for multi-unit dwellings, VR simulator provider shops, and electric charging stations for type 1 neighboring living facilities, etc., realizing the amendment of building purpose standard depending on the market situations². Also, amendments for regulatory standards of evacuation and fire prevention installation are taking place to fit the industrial activity, where requirements are relaxed for the change in building purposes if corresponding equipment is in place.

In this perspective, Article 19-2 of 「Building Act」 defines the details related to recognizing multiple purposes for buildings and induces improvement in the utilization of existing buildings (building investment), which is rather unusual for the 「Building Act」. However, despite such intentions, the requirements for multiple purposes are conflicting in that all building standards must be satisfied for multiple purposes (stronger regulations), thus this cannot be actively utilized in the architectural market.

This study looks at the achievements and policy limitations so far and investigates the market demand and policy-level trend to suggest a reformed multi-purpose recognition standard that is suitable for improving building utilization.

2. Main Results

□ Identify achievements in multiple purpose recognition standards

5 years have passed since the multi-purpose recognition regulation was enforced via the 「Building Act」 in 2016, but multiple purposes were recognized in only 10 cases throughout the country, which points towards low policy effectiveness. Also, based on the replies, 12 cases besides the 10 cases where multi-purpose buildings were recognized had approval managers with a low understanding of the regulations for multi-purpose buildings.

The building types in the 10 cases where multi-purpose was approved had detailed purposes for the same facility group, which is easily approved, and some of the cases were pursuing recognition of multiple purposes in other facility groups through the architectural design review process. Among these, the detailed purposes of neighboring living facilities were jointly recognized with

facilities of other purposes or the demand for multi-purpose utilization between type 1 and 2 neighboring living facilities was high.

For multi-purpose recognition between facility groups with different purposes, a review by the local government architectural committee is required to review all architectural standards, location standards and other special conditions defined by the 「Building Act」 and relevant regulations, but there are no separate review regulations and the opinion of the review committee is limited to the simple status review of the architectural plan for each purpose, resulting in a lack of effectiveness.

Meanwhile, the multi-purpose entry method as defined by the building management ledger that records the changes in the building such as structure, form, use method, etc. has different records for each project case and causes confusion in the interpretation, showing a lack of management system.

□ Deduce buildings with multi-purpose demand and key planning standard review items

The buildings on the multi-purpose related market demand and policy support target investigation can be classified into three types, ‘residential multi-purpose’, ‘similar establishment linking multi-purpose’, and ‘multi-purpose to provide public convenience’. ‘Residential multi-purpose’ is running an additional profit business while living in a residence, ‘similar establishment linking multi-purpose’ is a form that combines various businesses in the same establishment that can help each other, and ‘multi-purpose to provide public convenience’ is installing a supporting facility to improve convenience for the main facility users.

The types of buildings with multi-purposes include detached/multi-unit dwelling, neighboring living facility and business facility, child and geriatric welfare facility and neighboring living facility (sale and manufacturing, etc.).

There is a lot of demand between detailed purposes of neighboring living facilities, and these generally are of different facility groups.

Upon gathering the opinions of architects on buildings that require multiple purposes, the demands for ‘neighboring living facilities’, ‘living facilities’, ‘business facilities’, and ‘sales facilities’ were high. These multi-purpose buildings have certain differences such as corridor width, installing direct stairs, walking distance from the stairs to the exit, fireproof construction, and interior finishing material standards according to the planning standard on the 「Building Act」 and thus requires review and measures for relevant standards when applying multiple purposes. Also, among other legislations, review and supplementation measures for permitted buildings in local districts in 「National Land Planning and Utilization Act」, parking count in 「Parking Law」 and septic tank processing personnel selection standard in 「Sewerage Act」.

□ Deduce limitations in multi-purpose recognition standards and suggest improvements

According to expert opinions, most of the people concerned in the architectural industry agree with the necessity of multi-purpose recognition standards and recognize that multiple purposes can provide substantial help towards improving building vitalization such as private industrial activity, vitalizing architectural investment, etc. However, at the same time, the actual awareness of public officials and industry experts on the multi-purpose recognition standards was low, and with the additional burden of reviews, they were ultimately passive towards utilizing the regulations.

Summarizing the market demand, policy directions, opinions of experts, etc., the need for multiple purposes in living, neighboring living, and business facilities is high, and thus seeking expansion of multi-purpose recognition standards such as relaxing planning standards and review processes, etc. are required. Also,

there is a need to seek transitions of multi-purpose recognition standard operation guidelines by considering social change, architectural space use form and demand, etc. Above all else, to vitalize the multi-purpose recognition system, promotion of this policy is required for the understanding and sympathy of the industrial experts and administrative managers.

□ Suggesting improvements in the multi-purpose recognition standard

This study suggested improvements to the multi-purpose recognition standards in largely 4 areas.

First, it suggested that the multi-purpose approval targets must be delegated to 「Enforcement Decree of Building Act」 with the detailed planning standards separately operated via enforcement regulations in response to the market demand. As such, Article 14-2 of the 「Enforcement Decree of Building Act」 was newly suggested with the ‘multi-purpose approved targets’ as 1. Using a detached house in conjunction with retail stores/convenience restaurants/offices of type 1 neighboring living facilities, 2. Using apartments in conjunction with retail stores/convenience restaurants/offices of type 1 neighboring living facilities or with general business facilities of type 2 neighboring living facilities, 3. Using studios in conjunction with apartments of multi-unit dwellings, offices of type 1 neighboring living facilities, or general business facilities of type 2 neighboring living facilities, 4. Using factories in conjunction with storage facilities, and 5. Other buildings are recognized by the Minister of MOLIT to heighten the utilization of the building.

Second, it suggested a multi-purpose approved building planning standard operation method focused on corridor width, installing direct stairs, walking distance from the stairs to the exit, fireproof structure, and interior finishing material standards. (supplement)

Third, it deleted the facility group restrictions and review regulations to vitalize multi-purpose recognition standard vitalization. Even if the purposes are included in another facility group, the management by facility groups is meaningless if the planning standards for each purpose are followed. Also, cases where the planning standards dramatically change to the point a review is required are very rare, and separate supplementary measures can be implemented in such cases, making the current facility group regulation unnecessary. Deleting the facility group regulation automatically abolishes the current review regulations.

Fourth, it suggested a restructuring of the multi-purpose recognized building management system. The management system must be re-established so that the multi-purpose status can be recorded and written for building statistics on the current building management ledger. As such, it separately stated 'multi-purpose buildings' on the 「Rule of the writing and management of building ledger, etc.」 according to Articles 38 and 39 of the 「Building Act」 and Article 25 of the Enforcement Decree¹⁾ and added multi-purpose status to the items written for building statistics according to Article 30 of the 「Building Act」.

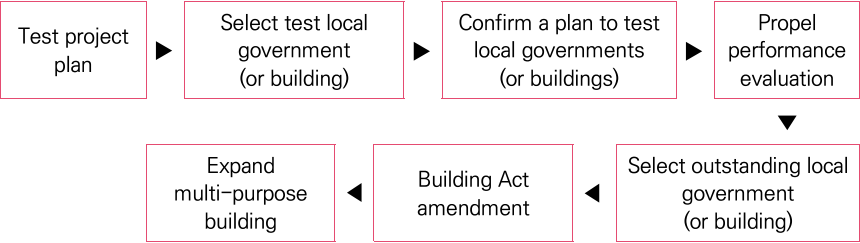
3. Future Tasks

□ Plan a test project for multi-purpose recognition, monitor, and verify performance

'Multiple purposes' is a regulation that is related to the direct industrial activity with buildings as the medium and since it can particularly affect real estate

1) 「Rule of the writing and management of building ledger, etc.」 Article 7-4 'description of combined architecture' regulates a separate entry on the building ledger according to Article 77 Clause 16 Paragraph 3 for buildings that have combined architecture applied based on Article 77 Clause 14 Paragraph 1 of the 「Building Act」

policies, the effects must be checked to seek alternatives if necessary. As such, before the amendment of Article 19-2 of the current 「Building Act」, a test project must be planned and pursued towards buildings that are targets of multi-purpose approval as suggested by this study, and consistent system management is required through performance monitoring, etc.



Subject Term

Multi-purpose, building utilization, planning standard