

녹색건축 활성화를 위한 인센티브제도 개선 연구
- 건축규제 및 기부채납 기준을 중심으로 -
Incentivizing Green Building:
Easement of Building Regulations and Contributed Acceptance

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Korean government has been promoted diverse incentive policies to activate ‘Green Building’ construction. So far, however, the incentive policies are not effective due to their high cost, complicated administrative procedure, low level of benefit and high uncertainties. Particularly, the financial supports are very restrictive although the initial construction cost is much higher compared to general buildings. This research aims to improve existing legal systems to incentivize green buildings. This research analyzes the limitations of green building incentive policies and suggests political improvement strategy focusing on the easement of building regulations and contributed acceptance.

This research suggests three political alternatives as follows. First suggestion is an amendment for the enforcement decree 11th and an establishment of new clause decree 15th of Green Building Act. The amendment for enforcement decree 11th includes definite support timing and object to intensify legal evidence. The object of establishment in the enforcement decree 15th is to intensify the mitigation evidence of building standard considering increase of green remodeling demand.

Second suggestion is a revision of Green Building Act and administrative rules in order to improve incentive system of building standard mitigation which has low efficacy. The revision has detailed

contents of upgrading maximum mitigation ratio of building standard such as building height and floor area ratio. The Enforcement Decree of Green Building Act includes the building mitigation standard for building which is defined in Green Building Act. The ordinance has maximum mitigation ratio of the building standard that is permitted within the Green Building Act hierarchy. Presidential Decree of the Green Building Act could contain a new clause regarding mitigation scope of the building standard in the Ordinance of Ministry of Land, Infrastructure, and Transport of Green Building Act. The contents on building standard mitigation in Table 9, Design Standard for the Building Energy Saving, are adjusted to intensify effectiveness of incentive system.

Lastly, this research suggests the exceptional clause about contributed acceptance for social infrastructure to reduce the initial cost of green building constructions. According to the clause, the contributed acceptance ratio can be reduced from 5% to 10% based on the grade of Green Building Certification.

This study reviews incentive regulations and try to suggest legal alternatives for green building activation. However, green building's benefits are still less than the construction cost and uncertainty about the effectiveness. Thus, additional research is needed to make this incentive system more precise based on legal equity compared to other incentive policies. When building owners do not need to invest higher cost and take similar benefits compared to general buildings within a given green building incentive system, green building would be a viable option for them. We expect that these results help achieving the goal of building energy saving and greenhouse gas reduction through green building vitalization.

Keywords: Green Building, Incentive System, Architectural Design Regulation, Land Donation