

# 건축물 생애 관리 체계화를 위한 제도 마련 연구

An Institutional Study for Systematization of Building Life Cycle Management

유광흠 Yu, Kwangheum

조영진 Cho, Youngjin

이종민 Lee, Jongmin

이민경 Lee, Minkyoung

김민지 Kim, Minji

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SUMMARY

Yu, Kwangheum  
Cho, Youngjin  
Lee, Jongmin  
Lee, Minkyong  
Kim, Minii

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As the life cycle of buildings increases in the era of low growth, the importance of maintaining deteriorated buildings is emerging. According to the 2018 National Building Statistics, the proportion of buildings more than 30 years old after construction is about 37.1% of the total building, which is increasing every year. In particular, due to the massive supply of housing in the 1990s, the number of deteriorated housing that are more than 30 years old since 2020 is expected to surge. However, only 1.7% of the buildings are subject to maintenance under *Building Act* and *Special Act on the Safety Control and Maintenance of Establishments*.

Despite the increase in the dismantling, demolition, and remodeling of existing buildings, collapse accidents continue to occur due to insufficient safety measures at the construction site. In addition, the demand for fire safety is increasing due to subsequent large fire accidents in existing buildings.

As the social consensus has emerged that an institutional means for systematically managing activities after completion is required along the life cycle of buildings, *Building Management Act* was enacted in 2019. The *Building Management Act*, which will take

effect on May 1, 2020, requires that 55 provisions are delegated by Presidential Decree, 19 provisions are delegated by the Ministry of Land, Infrastructure and Transport. There is an urgent need to study sub-regulations and guidelines for the effective implementation of the law. Therefore, the purpose of this study is to propose a draft subordinate legislation for the implementation of the *Building Management Act*, but ultimately, it aims to establish an institutional basis for the systematic promotion of building management policies.

First of all, the delegation system and main contents of the *Building Act*, *Special Act on the Safety Control and Maintenance of Establishments*, *Construction Technology Management Act*, *State Property Act*, and *Act on Disposal of Property Devolving upon the State* related to domestic building management were analyzed. Regarding the performance management of buildings, the *Building Act* and the *Special Act on the Safety Control and Maintenance of Establishments* apply inspection regulations, while the *Special Act on the Safety Control and Maintenance of Establishments* applies management plans and information systems in addition to inspection. Regarding the dismantling of buildings, the *Building Act* provides for the demolition and loss notification under one law and one enforcement rule, whereas the *Construction Technology Act* is limited to the decommissioning and remodeling work of more than 10 stories. There was a wide range of regulations including safety inspection, management organization, and education. The *State Property Act* and *State Property Act*, *Act on Disposal of Property Devolving upon the State*, which are related to the management of public buildings, stipulate the fact finding and information disclosure in common. As such, the *Building Management Act* was enacted as a new legislative alternative, in addition to the building management system in the existing legislation and the concept of building management support. Therefore, it is necessary to discuss specific details such as the actual survey for building management, management plan, safety inspection, information system, and management ledger.

Next, in order to derive the main issues for proposing subordinated ordinances of the *Building Management Act*, the main contents of the *Building Management Act* were analyzed and the relationship between related laws was established. First, the building life cycle management system, building life cycle management ledger, building management plan, building management inspection, fire safety performance reinforcement, decommissioning report, permission, and supervision items, which are

different management items, are enacted by the *Building Management Act*. Second, the building management plan, regular inspection, and building management support center items that required clear relationship with other legislation were derived. Lastly, items related to measures were drawn after inspection referring to the management system under other legislations such as the *Special Act on the Safety Control and Maintenance of Establishments*. Based on this, 1) building management system: building life cycle management system, building life cycle management ledger, building management plan, 2) building management inspection and action: building management inspection, designation of building management inspection agency and inspector, report and evaluation after inspection , 3) reinforcement of fire safety, 4) reinforcement of dismantling safety, 5) building management support: The Building Management Support Center have been set up as major issues for the subordinated ordinances of the *Building Management Act*.

Based on the main issues, the task–force including relevant public institutions related to building management, such as *Korea Infrastructure Safety Corporation, Korea Appraisal Board, Korea Land and Housing Corporation, Korea Institute of Registered Architects, and Korea Institute of Civil Engineering and Building Technology*, is operated to collect opinions. Held a public hearing to propose the subordinated ordinances of the *Building Management Act*.

The subordinated ordinances of the *Building Management Act* proposed through this study can contribute to the improvement of the safety and welfare of the people as an institutional means to manage the building after the approval of use according to the building life cycle. However, the following succession subject is proposed for the effective implementation and settlement of the *Building Management Act*. First, it is necessary to refine the building management business and support policy by supplementing the regulations of operators and technicians for building management. Second, it is necessary to examine the adequacy of the buildings and management items to be managed under the *Building Management Act*. Third, it is necessary to examine the mandatory provision of building disaster insurance as a way to induce it to be reflected in real estate prices in connection with the marking of building quality grade. Fourth, in addition to fire safety performance, it is necessary to establish minimum regulations to accommodate additional performance improvement demands such as reinforcing seismic performance of existing buildings. Fifth, it is necessary to promote

public relations and education for local government officials, inspectors, inspectors and inspectors, and managers in order to implement the *Building Management Act*. Sixth, maintenance of the *Construction Technology Management Act* needs to be done in connection with the demolition work. Lastly, if the state or local government is the manager of the building, it may be difficult to secure the effectiveness of the manager's obligations under the *Building Management Act*. Therefore, it is necessary to prepare a plan such as reviewing the special provisions for public buildings under the *Building Act*.

**Keywords :**

*Building Management Act*, Building Life Cycle