

## 다락 설치기준 운영실태 진단 및 개선방안 연구

Diagnosis and Improvement Plan for Attic Installation Standards

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### Diagnosis and Improvement Plan for Attic Installation Standards

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#### ■ Significance of the Study

- This study is significant in that it established a national-level definition and standards for attics, which had caused social confusion due to inadequate regulations under the Building Act, and proposed specific legislative revisions to implement these standards.
- It is hoped that the institutional improvement measures proposed in this study regarding attic installation will lead to substantive government reforms, providing legal certainty for both law enforcement agencies and regulated parties, and enabling predictable and rational building administration.

#### ■ Key Research Outcomes

- The main achievements of the research are as follows:
  - (Key Achievement 1) Derived key issues concerning attics based on an examination of the evolution of legal standards for attics, related social discussions, and problem cases
  - (Key Achievement 2) Assessed the operational status of local government systems related to attics based on a comprehensive survey of local government attic installation standards

- (Key Achievement 3) Established direction for developing attic installation standards based on: domestic institutional improvement cases responding to spatial demand; attic-related legal system cases from major overseas countries; and surveys targeting the general public, experts, and local governments
- (Key Achievement 4) Established national standards for attic installation and derived phased, issue-specific institutional improvement measures
  - ① Add a definition for 'attic' to Article 2 of the 「Enforcement Decree of the Building Act」
    - : (Short-term) Storage space
    - : (Mid-to-long-term) Permitted for residential buildings only, allowing functions such as views and relaxation
  - ② Amendment of Article 119 of the 「Enforcement Decree of the Building Act」 to establish national-level attic installation standards and grounds for delegation to local governments; New provisions concerning attics added to the 「Enforcement Rules of the Building Act」; Newly established 「Standards for Attic Installation (Ministry of Land, Infrastructure and Transport Notice)」.
  - ③ Mandatory alteration of building registry records (short-term) or notification procedures (medium-to-long-term) for attic installations after building completion

#### ■ Limitations of the Study

- To establish national-level definitions and standards for attic installations that have caused social confusion, we conducted surveys targeting the general public, local governments, and experts, and operated a public-private joint task force to gather opinions from various stakeholders.
- However, it should be noted that limitations existed due to the restricted research period (6 months) and budget.
- Future research should gather and review opinions from a

wider range of stakeholders regarding the proposed new 「Standards on Attic Installation」 and related legal revisions suggested in this study.

#### ■ Proposed Future Research Tasks

- From the perspective that both are spaces created by dividing the middle of the living room vertically, the 'mezzanine' and the 'living room interior partition' as defined by the 「Standards for Structural and Construction Methods in Interior Architecture」 can be considered the same act in substance.
- It is judged that the emergence of modified spaces like the 'mezzanine loft' resulted from the current restriction of permitted uses for installing 'living room interior partitions' to facilities like cafeterias and restaurants.
- Therefore, it is necessary to review the need to introduce the concept of a mezzanine into domestic building regulations and conduct research to prepare measures for legal system improvement.

#### ■ Proposed Future Policy Initiatives

- Government Ministries
  - The Ministry of Land, Infrastructure and Transport, the competent authority for building laws and regulations, must revise the 「Enforcement Decree of the Building Act」 and the 「Enforcement Rules of the Building Act」 to explicitly define attics and establish operational grounds for installation standards. It must also pursue the establishment of new 「Standards for Attic Installation」.
  - Following the revision of laws and regulations, it is necessary to continuously monitor matters delegated to local governments to understand the operational status of local attic installation standards and identify additional system improvements or institutional shortcomings.

- Local Governments

- In accordance with the amendments to the 「Enforcement Decree of the Building Act」 and the 「Enforcement Rules of the Building Act」, the following matters delegated to local governments must be stipulated by the relevant local government ordinances:
  - ※ The maximum height of the attic or the maximum height standard for the floor where the attic is installed
  - ※ The roof shape and slope, window shape, length, and height that determine the form of the attic

**Keywords :**

Attic, Definition, Installation Standards, Administrative Procedure, Building Act