

## 건축사의 현장조사·검사 및 확인 업무대행 제도 개선방향 연구

A Study on the Improvements of Agents for On-Site Surveys, Inspections, and Verifications Service System for Architects

이혜원 Lee, Hyewon  
김상호 Kim, Sangho  
한승연 Han, Seungyeon

( a u r i

---

# A Study on the Improvements of Agents for On-Site Surveys, Inspections, and Verifications Service System for Architects

SUMMARY

Lee, Hyewon  
Kim, Sangho  
Han, Seungyeon

---

The task of on-site surveys, inspections, and verifications in the field of architecture plays a gateway role in the architectural administrative process, specifically when applying for building permits, notification of building construction, approval for the use of buildings, and temporary approval for the use of buildings. Socially, it plays a role in ensuring compliance with architectural standards and creating a safe environment, serving as a crucial system that significantly impacts project duration, budget, and other aspects for the building owner.

This task, falling under the exclusive authority of the competent permitting authority, can be delegated to those who have reported the opening of an architectural office according to Article 23 of the Certified Architects Act, as specified in Article 27, Paragraph 1 of the Building Act. Despite various issues being continually raised through the media, a comprehensive operational investigation has been lacking since the establishment of the Building Act in 1991 following the amendment of the Certified Architects Act in December 1977.

This study aims to establish improvement directions for the on-site surveys, inspections, and verifications task system of architects based on the concepts of administrative task delegation, the introduction of the system, the current status and limitations of relevant legal systems, and the role within the architectural administrative process. The focus is on examining the delegation system for on-site surveys, inspections, and verifications for approval for the use of buildings and temporary approval for the use of buildings, considering conditions such as the

research period.

In Chapter 2, the current status of the on-site surveys, inspections, and verifications task system is examined by first looking at the delegation system of administrative agencies and the introduction purpose and objectives of the architects' delegation system. The analysis includes the evolution and current status of legal systems between them. Considering the application of this system in the architectural administrative process, the roles of administrative agencies and architects in the architectural administrative process, and issues and side effects arising from the implementation of this system are analyzed. In Chapter 3, to examine the operation status of the on-site surveys, inspections, and verifications task delegation system for approval for the use of buildings and temporary approval for the use of buildings, the current status of architectural regulations and the operation entities of the system (local government officials, city/province Institute of registered architects) are surveyed and analyzed through meetings with delegated architects.

In Chapter 4, based on the limitations identified in Chapter 2 and the limitations of operation summarized in Chapter 3, four directions for improving the on-site surveys, inspections, and verifications task system of architects are outlined.

- Improvement Direction 1 [Task Performer]: The administrative agency directly performs on-site surveys, inspections, and verifications.
- Improvement Direction 2 [Task Scope]: Inspection of whether construction has been carried out according to the approved design documents for permits or reports.
- Improvement Direction 3 [Task Execution]: Tasks are performed by the administrative agency and the architectural administrative system (Seumteo).
- Improvement Direction 4 [System Advancement]: Through a review of the entire architectural administrative process, roles, responsibilities, and task scopes are clearly defined for each stage.

Based on these four improvement directions, suggestions for improvement measures for key issues according to each stage are proposed.

In the short term, before direct administrative agency performance, measures such as clarifying the scope of tasks, strengthening qualification and designation criteria, clarifying task performance standards, standardizing task execution procedures, and enhancing the designation and operation management of delegated architects at the city/province (local construction safety center) level are proposed for rational operation on a temporary basis.

In the medium to long term, considering the inherent authority of the competent

permitting authority, measures such as normalizing the operation of local construction safety centers, directly performing on-site surveys, inspections, and verifications tasks (simultaneously considering the possibility of outsourcing to private professional institutions if necessary), revising investigation and inspection forms for approval for the use of buildings, advancing the Seumteo architectural administrative system, and establishing roles and task scopes for each stage of the architectural administrative process that is 'Building Permission – Construction (Supervision of the Building) – (Temporary) Approval for the Use of Buildings' are proposed for system improvement.

However, since the on-site surveys, inspections, and verifications task of architects operates within the architectural administrative process, it is not meaningful to propose improvement directions and measures focusing only on this system. It is regrettable that, due to research constraints, a thorough review of all related systems and setting improvement directions could not be done within the scope of this study. For this system to operate reasonably in the future, subsequent research is needed to develop detailed action plans for the improvement measures proposed at each stage based on the four improvement directions.

**Keywords :**

Delegated Architect, Agents for On-Site Surveys, Inspections, and Verifications, Approval for Use of Building