

## 포스트 코로나에 대응한 주거용 건축물 외부 발코니 활성화 방안

Policy Tools for Encouraging Exterior Balconies of Residential Buildings in Response to  
the Living Spaces Challenge under COVID-19

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SUMMARY

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The purpose of this study is to propose an appropriate model to a new residential building differentiated from the existing system to the post COVID-19. Therefore, the size and shape of balconies suitable as a safe and healthy space in residential buildings that can accommodate changes in living behavior and living space requirements due to infectious diseases such as COVID-19 were architecturally reviewed. Subsequently, it attempted to review and propose a legal system for introduction and activation.

Balconies created in residential buildings have limitations in their utility as outdoor spaces. First of all, some sections, such as laundry drying space and utility room, are used without expanding the balcony, but it is difficult to use it as an outdoor space. In accordance with the current floor area exclusion regulations, balconies with a width of 1.5 meters are installed, and the effective width becomes narrower when the wall thickness and space for handrail installation are excluded.

The residential area in Korea is narrow compared to that of overseas, so the demand for houses with existing balconies is quite high. Therefore, if a balcony with high use as an outdoor space is installed, it is inevitable to reduce the indoor area through expansion of the existing balcony, so the market response is low and acceptance is difficult.

Overseas, various standards and incentives for installing balconies are subject to floor area exclusion rules. Standards for defining balcony types are operated in Singapore, the United States, the United Kingdom, Japan, Italy, Germany, and the Netherlands, and Singapore, Japan, and Germany provide incentives that are not included in the floor area for a certain size.

In this study, as a plan to revitalize the exterior balcony of residential buildings, first, when revisions to the floor area calculation criteria are needed in the Enforcement Decree of the Building Act, the revised bill was reviewed. The enforcement decree proposed to add a provision for calculating floor area when installing external balconies in residential buildings, and to establish new calculation standards such as the height of buildings in order to stipulate the details of “standards determined by the Minister of Land, Infrastructure and Transport”. As a management and supervision plan for illegal activities such as interior space conversion similar to the expansion of an existing balcony after installation of an external balcony, a plan for use approval step, later use of a building ledger, and a plan to reinforce the imposition of compulsory fees was proposed. In addition, it reviewed the restrictions on the installation height of the external balcony, whether the insulation performance was strengthened, the use of the external balcony as a fire and evacuation space, and safety facilities for falling objects, and suggested policy considerations.

As the introduction of such an external balcony is judged to have a large impact and ripple effect on housing policy and market, gradual and phased application and introduction are needed. Therefore, it is suggested to first introduce and apply it in pilot projects in new towns, public housing construction, district unit planning areas that need specialization, etc.

#### Keywords

Post COVID-19, Exterior Balconies, Residential Building, Planning Guideline