

**리모델링 설계 표준업무 설정 및 대가기준 개선을 위한 연구**

A Study for Installation of Standard Design Service of Remodeling and  
Improvement of Standard Payment for Service

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## A Study for Installation of Standard Design Service of Remodeling and Improvement of Standard Payment for Service

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This study has executed for the effective management of continuously increasing number of existing buildings; installation of detailed design service scope for remodeling as a reaction strategy for a long-term utilization, and; preparation of the real standard payment for architecture design service suitable for this scope. It consists of five Chapters in total.

In Chapter 1, we have explained the background, purpose, scope and methods for preparing this study. In Chapter 2, we searched current Korean Acts and systems regarding to remodeling works. In Korea, for related Acts of remodeling works in architecture service industry, we can mention Building Act and Architects Act. Building Act focuses the definition of remodeling concepts, and Architects Act specifies suitable articles about remodeling which are included in the service scope of architects.

And in the scope of ‘Work Scope and Standard for Payment for Architects’ Service Regarding to Ordering of Public Construction Projects’, there has no work scope or detailed contents for remodeling design except for suggesting to pay one and half times of the payment for design service based on new building construction. On the other hand, in USA,

Germany, England and Japan, their Acts differentiate the design scope and standard payment for design services with consideration of special character of remodeling business.

In Chapter 3, we have drawn the character and reasonable estimation plans of payment for design services, which are to be conditions for preparing of standard service scope of remodeling design and proper standard payment for design service. This study reviewed various characters of remodeling work, such as merits of saving construction cost, shortening construction period and reducing demolition debris, etc. firstly, and secondly, the weakness of difficulty of understanding of construction sites, documental discrepancy, frequent design change and ambiguity of codes. Thirdly, there are difference in construction cost and period according to inside or outside construction conditions. According to consulting and surveys from remodeling design experienced architects, we classified service scopes, in documents, into two categories such as remodeling standard service for planning, building design and assistance during construction, and then, we prepared details of each category. For the payment related design service, according to design levels, 'Upper Class' will be paid 2 times as much as that of new building design service; 'Middle Class' will be 1.7 times, and; 'Lower(Basic) Class' will be 1.5 times as a proper compensation, and we have suggested above three alternative compensation plans for preparing main study.

In Chapter 4, we have suggested plans of standard service of remodeling and standard payment for service, and plans for revision of the current 'Work Scope and Standard for Payment for Service of Architects Regarding to Ordering of Public Construction Projects', for establishing of code systematization. First, relating to standard service, we added service of remodeling to Article 6, Design Service, as an additional article, and suggested to supplement of Attachment 6, which was differ

from Attachment 2. About standard payment for service, at Clause 4 in Article 11 of Payment Estimation for Design Service, we have suggested to adopt of payment classification for remodeling design service such as 2 times of payment to Upper Class, 1.7 times of payment to Middle Class and 1.5 times to Lower(Basic) Class separately.

**Key words: Architecture service industry, Remodeling, Standard service, Standard payment for service**