

Environmentally Friendly Building Certification System Detailed Implementation Guidelines

Chapter 1: General Provisions

Article 1 (Purpose) The purpose of these guidelines is to prescribe details necessary for the operation of the green building certification system (hereinafter referred to as the "certification system") in order to induce and promote the construction of eco-friendly buildings. .

Article 2 (Definitions) The definitions of terms used in these guidelines are as follows.

1. "Eco-friendly building" means a pleasant and healthy living environment by minimizing the load of environmental pollution through energy and resource saving, planned and designed so that humans and nature can live in harmony and coexist with the goal of realizing sustainable development . refers to a building that realizes
2. "Operating institution" refers to an institution that oversees the operation of the eco-friendly building certification system.

Article 3 (Target of Application) In principle, the eco-friendly building certification system is applied to buildings in accordance with the provisions

of Article 2 (1) 2 of the Building Act . Buildings may be restricted.

Article 4 (Operating Institution) ① The Ministry of Construction and Transportation and the Ministry of Environment take charge of the operating institution alternately for two years.

② The operating institution organizes and operates the certification operation committee to deliberate on major matters related to the operation of the certification system.

③ The Ministry of Construction and Transportation and the Ministry of Environment, as operating organizations, mutually consult and carry out all matters related to the implementation of the certification system .

Chapter 2 Certification Operation Committee

Article 5 (Composition) ① The Certification Operation Committee (hereinafter referred to as the "Committee") is composed of less than 20 members, including one chairperson.

② The chairperson is a director-level public official of the operating organization, and the Ministry of Construction and Transportation and the Ministry of Environment recommend the same number of members from experts in academia, industry, and research institutes with abundant

knowledge and experience in eco-friendly buildings , respectively, for each specialized field in Attached Table 1.

③ The term of office of the chairperson and members shall be two years. However, a member who is a public official may be reappointed while in office. .

④ The chairperson is in charge of the department not in charge of the operating institution according to the provisions of Article 4, and the secretary is in charge of the operating institution.

Article 6 (Function) The main matters for deliberation by the committee are as follows.

1. Designation of a certification body pursuant to Article 8 Paragraph 2
2. Revocation of certification authority designation pursuant to Article 11
3. Establishment and revision of certification standards in accordance with Article 12 Paragraph 2
4. Objection pursuant to Article 20 Paragraph 2
5. Matters related to the operation of other certification systems, such as management of the number of certification bodies

Article 7 (Operation) ① In principle, the committee is held once a quarter, but if necessary, it can be convened by the chairperson or at the request of more than 1/3 of the current members.

② Meetings of the Committee are held with 10 members or less, and resolutions are made with the attendance of 7 or more members and a majority of the members present. In case of a tie, the chairperson decides.

③ If a member has an interest in the building subject to deliberation, such as performing services, he or she cannot attend the committee as a member.

Allowances and travel expenses may be paid to the members who attend the committee pursuant to the provisions of Paragraph 2 within the scope of the budget .

Chapter 3 Certification Authority

Article 8 (Designation of Certification Authority) ① A person who wishes to be designated as a certification authority (hereinafter referred to as "applicant authority") must submit an application for designation of an eco-friendly building certification authority in Attached Form No. 1 with the following documents attached to the operating institution. do.

1. In the case of a corporation, a certified copy of the corporation registration (affiliated institution can be replaced with the one of the affiliated corporation) and the articles of incorporation, and in the

case of an individual, a copy of the business registration certificate

2. Documents proving the existence of examiners under Article 10

3. Certification authority's certification work processing regulations

② When an application for designation of a certification body pursuant to Paragraph 1 is submitted, the operating institution shall convene the certification operation committee to review the certification body designation.

③ The certification operation committee deliberates on whether the applicant organization is qualified as a certification body according to the certification body's work contents under Article 9 Paragraph 1 and the qualification standards under Article 10 Paragraph 1, and the results of the deliberation are sent to the operating institution. Submit.

④ The operating institution determines whether or not the certification body is qualified based on the deliberation results of the certification operation committee and issues a certificate of designation as a certification body in Attached Form No. 2 to the body designated as the certification body.

⑤ If there is a change in important facts such as location, name, representative, or auditor, the certification body designated pursuant to Paragraph 4 submits documents proving the change (attached to the original

certificate of designation of certification body) within 30 days from the date of change. It must be submitted to the operating institution for approval.

Article 9 (Certification Body Duties, etc.) ① The main duties of a certification body are as follows.

1. Reporting major matters related to certification, such as changes in certification work processing regulations pursuant to Article 8 (1), to the operating institution
 2. Examination of buildings for certification application pursuant to Articles 16 to 19, and issuance of certificates
 3. Composition and operation of the certification review group under Article 17 and the certification review committee under Article 18
 4. Follow-up management of certified buildings under Article 19 (2)
 5. Measures against objections under Article 20, etc.
- ② The certification body shall report to the operating institution on a quarterly basis the status of business progress under the provisions of Paragraph 1.

Article 10 (Qualification Criteria) In order to be designated as a certification body, the following criteria must be met.

1. To have a dedicated organization and work execution system to carry out certification work;
2. Organize a jury with at least 8 people, including 2 people for each specialized field in Attached Table 1, and secure at least 1 person as full-time personnel for each specialized field.
3. The manpower of the screening team according to the provisions of subparagraph 2 shall fall under one of the following items.
 - go. Technician in the field of expertise
 - me. A person who has performed the relevant task for more than 3 years after obtaining a doctorate degree in a specialized field or a license as an architect
 - all. A person who has performed the relevant job for more than 9 years after obtaining a master's degree in a specialized field or for more than 12 years after obtaining a bachelor's degree.
 - la. A person who has performed the relevant job for more than 10 years after obtaining the qualification as an engineer in the specialized field
4. Must have the ability to perform certification tasks such as research results related to the eco-friendly building certification system .

Article 11 (Cancellation of Designation) An operating institution shall cancel its designation through deliberation by the Certification Steering Committee if the certification body falls under any of the following subparagraphs in performing its certification duties.

1. In case of receiving designation through fraud or other illegal means

2. Failure to perform certification work continuously for more than two years from the date of designation without justifiable grounds .
3. In case of not conforming to the certification authority designation criteria
4. In case of performing certification work in violation of certification standards and procedures
5. In case of refusal of certification examination without justifiable reasons
6. In case other certification authorities are unable to properly perform their duties

Chapter 4 Certification Examination Criteria

Article 12 (Criteria for Certification Examination) ① The standards for certification examination for eco-friendly buildings (hereinafter referred to as "certification standards") are as listed in Table 5, Table 6, Table 7 and Table 8 .

② When an operating institution establishes or revises the certification examination criteria pursuant to Paragraph 1, it must go through deliberation by the certification operation committee.

Article 13 (Certification Grade) Certification grades are divided into best and excellent, and the score criteria for each grade are as shown in Attached Table 2.

Article 14 (Certification Period) ① The certification body designs and constructs in conformity with the certification standards under Article 12 and obtains use approval under Article 18 of the Building Act (hereinafter referred to as "use approval") or housing construction. It is awarded to buildings that have undergone a usage inspection (hereinafter referred to as "usage inspection") in accordance with Article 33-2 of the Promotion Act.

② Notwithstanding the provisions of Paragraph 1, the certification body may perform preliminary certification by examining the contents reflected in the design at the request of the applicant.

Chapter 5 Certification Procedures, etc.

Article 15 (Application for certification) ① A person who wishes to receive certification (hereinafter referred to as "applicant") submits an application for certification of an eco-friendly building in Attached Form No. 3 to the certification body after completing the design.

② Qualifications for the applicant shall be the building owner or building owner, but if the constructor obtains the consent of the building owner or building owner, he or she may apply for certification.

③ If there is any change in the application details after the

application for certification, the applicant shall notify the change within 20 days from the date of occurrence.

Article 16 (Document Examination and On-Site Inspection) ① When an application for certification under Article 15 is received , the certification body conducts document review and on-site inspection in accordance with the certification standards under Article 12 (1) . However, in the case of applying for preliminary certification pursuant to Article 14 Paragraph 2, the details of the building permit pursuant to Article 8 of the Building Act or the approval of the project plan pursuant to Article 33 of the Housing Construction Promotion Act shall be confirmed.

② The certification body may request the applicant to supplement documents during the examination process pursuant to Paragraph 1, and may recommend design changes in order to promote the spread of eco-friendly buildings in the case of preliminary certification examination.

Article 17 (Certification Review Group Examination) ① The certification body organizes a certification review group and conducts document review and on-site inspection according to the provisions of Article 16, and prepares a certification review result including the contents of the examination, examination score and certification grade.

② The certification body shall have the certification examination group under the provisions of Paragraph 1 as the auditors held by the certification body pursuant to the provisions of Article 10, but shall

consist of at least four persons, including one person for each specialized field in Attached Table 1.

Article 18 (Review by Certification Deliberation Committee)

① The certification deliberation committee decides whether to grant certification by deliberation on the evaluation result of the certification review group.

② The certification body shall compose the certification deliberation committee pursuant to the provisions of Paragraph 1 with at least 4 experts who are not affiliated with the certification body, centering on the auditors belonging to the certification review group of other certification bodies or members of the certification operation committee. Each sector must include one person.

③ Whether or not to be certified according to the provisions of Paragraph 1 is determined unanimously by the members of the Certification Deliberation Committee .

④ Officials of the certification agency, etc. who participated in the certification review of the relevant building may attend the certification review committee and explain the review process and contents, etc.

Article 19 (Certificate Issuance) ① The certification body issues an

eco-friendly building certificate in the form No. 4 to the applicant when the result of the certification examination is confirmed pursuant to Article 18 Paragraph 3 . However, if the preliminary certification is evaluated in accordance with Article 14, Paragraph 2, an eco-friendly building preliminary certificate in Attached Form No. 4 will be issued.

② After issuing a certificate in accordance with the provisions of Paragraph 1, the certification body may investigate whether the building is maintained and managed according to the certification standards and may request corrective measures.

③ The certification body produces the certification nameplate in Attached Table 3 and provides it to the applicant.

Article 20 (Objection) ① A person who has an objection to the results of certification examination under Article 19 (1) may file an objection with the certification body.

② In the event of an objection pursuant to the provisions of Paragraph 1, the certification authority requests the operating institution to review the certification operation committee.

Article 21 (Special Cases for Preliminary Non- Certification) This applies mutatis mutandis to preliminary certification by

the case of preliminary certification in accordance with Article 14 Paragraph 2, the certification body shall specify that the certification content pursuant to Article 19 Paragraph 1 may change .

③ In the case of preliminary certification, certification nameplates cannot be produced.

If it is difficult for a certification body to conduct a certification audit due to business cancellation, etc., another certification body may take over the business.

Chapter 6 Miscellaneous

Article 22 (Certification Validity Period) ① The validity period of certification shall be 5 years from the date of certification.

② When a building owner applies for extension of certification, the application for extension of certification must be made no later than 3 months prior to the expiry date of certification validity.

③ In the case of an application for certification extension pursuant to Paragraph 2, the certification body shall decide on a 5-year certification extension after review by the certification examination group pursuant to Article 17 and deliberation by the Certification Deliberation Committee pursuant to Article 18 .

④ The provisions of Articles 15 through 19 shall apply mutatis mutandis to the case where an extension of certification is requested again after 5 years have elapsed after the extension of certification in accordance with the provisions of Paragraph 3.

⑤ Preliminary certification under Article 14 Paragraph 2 is valid until

the date of use approval or use inspection.

Article 23 (Cancellation of certification) ① The certification body may revoke the certification if the certified building falls under any of the following subparagraphs.

1. In case the main audit basis that is the basis or premise of certification is not maintained

If it is confirmed that there is no reliability in the eco-friendly building certification due to objections from stakeholders or social controversy

3. If information or documents provided during certification application and review are found to be false

4. In case the building owner or building owner who has obtained certification officially returns the certification

5. In case the construction of a building included in the scope of preliminary certification is canceled, etc.

② If the certified building falls under the provisions of Paragraph 1, the certification body immediately revokes the certification and takes necessary measures.

Article 24 (Certification Fee) ① A person who wishes to apply for certification must pay the certification fee together with the certification application.

② Certification fees are all expenses required for certification examinations, and are calculated based on the type, scale, total project cost, etc. of the building, but not more than the amount specified in Attached Table 4.

③ The method of payment of the certification fee, payment period and other necessary matters may be determined separately by the certification body.

Article 25 (Public Recognition of Certification) ① Publicity of certification can be used on printed materials and advertisements directly related to buildings . should include

② The certified building owner must comply with the "prohibition of unreasonable display and advertisement" in Article 3 of the Act on Fair Display and Advertisement.

Addenda

① (Effective Date) These Guidelines are effective from January 1, 2002, and Tables 6, 7, and 8 under Article 12 of the Guidelines are effective from January 1, 2003 .

② (Certification Conversion of Demonstration Certification) Buildings

that have received pilot certification for housing with excellent residential environment from the Housing Research Institute of the Korea National Housing Corporation and buildings that have received certification for green building from the Korea Management Association Certification Center are evaluated according to the pilot certification examination criteria, if appropriate , respectively. Certified as excellent eco-friendly housing and green building for 3 years (excluding certification plaques). However, the building owner or building owner may make a new application in accordance with Articles 15 to 19 .

**【Attached Table 1】 Specialized field (Related to Article 5 Paragraph 1
Article 10 Subparagraph 1)**

field of expertise	Applicable field
Land Use and Transportation	Complex planning, transportation planning, architectural planning, urban planning
Energy/resource and environmental load (management)	Energy, atmospheric environment, water quality environment, waste treatment/recycling, building facilities (mechanical/electrical), building construction and materials, building operation management
ecological environment	Ecological landscaping, landscaping planning, soil/soil quality, complex planning, architectural planning
indoor environment	Thermal environment, noise . Vibration, light environment, indoor air environment, architectural design

**[Attachment 2] Score criteria by certification level (related to Article
13)**

rank	review score	note
very best	85 points or more	out of 100
Great	65 points or more	

[Appendix 3-1] Certification nameplate (Excellent)

eco-friendly building

Green Building



Target building name

(200 . ○ . ○ ~ 200 . ○ . ○)

Head of Certification

Authority

□ Marking standard

○ Size: Width 45cm × Length 30cm × Thickness 1.5cm

○ Material: Stainless steel plate

○ Font: Myeongjo font (corrosion)

○ Color: Background (grey), text ("Eco-friendly Building" blue, "Certification Mark" color as it appears) , "Target building name" green, other black)

○ Circumference: 0.2cm thick black frame (marked with a gap of 0.8cm from the outside of the sign board)

※ The size and material of the nameplate can be changed depending on the characteristics of the building to which it is attached .

[Appendix 3-2] Certification plate (Excellent)

eco-friendly building

Green Building



Target building name

(200 . ○ . ○ ~ 200 . ○ . ○)

Head of Certification

Authority

□ Marking standard

○ Size: Width 45cm × Length 30cm × Thickness 1.5cm

○ Material: Stainless steel plate

○ Font: Myeongjo font (corrosion)

○ Color: Background (grey), text ("Eco-friendly Building" blue, "Certification Mark" color as it appears) , "Target building name" green, other black)

○ Circumference: 0.2cm thick black frame (marked with a gap of 0.8cm from the outside of the sign board)

※ The size and material of the nameplate can be changed depending on the characteristics of the building to which it is attached .

【Appendix 4】 Eco-friendly building certification examination fee

1. Eco-friendly building certification examination fee (maximum amount)

(Unit: KRW 1,000, excluding VAT)

nasal neck	Details	number of three			note
		less than 500 households	500 to less than 1500 households	1500 generations more	
examination fee	Document review M/D	4	5	6	Judges and evaluation operation expenses KRW 500,000/MD
	On-site audit M/D	4	5	6	
	Total M/D	8	10	12	
	Examination fee	4,000	5,000	6,000	
Deliberation fee	review committee	1,000	1,000	1,000	Deliberation committee members and operating expenses 4 people × 250,000 won/person
Other costs	meeting fee	200	200	200	Jury meeting fee (preparation and operation of meeting materials)
	Administrative personnel expenses	600	800	1,000	General administrative work, etc.
	technical expenses	240	240	240	Data research, conference data, etc.
total		6,040	7,240	8,440	

overhead	Office rent, communication expenses, office supplies, postage, etc.	600	720	840	10% of the above cost
sum		6,640	7,960	9,280	
note	.Traffic expenses : Paid by the applicant company in case of on-site examination .The number of payments , period, and method are determined by the certification body.				

2. Additional examination fee when applying for preliminary certification of eco-friendly buildings

(Unit: KRW 1,000, excluding VAT)

nasal neck	Details	number of three			note
		less than 500 households	500 to less than 1500 households	1500 generations more	
examination fee	Document review M/D	3	4	5	Judges and evaluation operation expenses KRW 500,000/MD
	On-site audit M/D	2	2	3	
	Total M/D	5	6	8	
	Examination fee	2,500	3,000	4,000	
Deliberation fee	review committee	1,000	1,000	1,000	Deliberation committee members and operating expenses 4 people × 250,000 won/person

Other costs	meeting fee	200	200	200	Jury meeting fee (preparation and operation of meeting materials)
	Administrative personnel expenses	300	300	300	General administrative work, etc.
	technical expenses	240	240	240	Data research, conference data, etc.
total		4,240	4,740	5,740	
overhead	Office rental fee, communication fee, office supplies, postage, etc.	400	470	570	10% of the above cost
sum		4,640	5,210	6,310	
	.Traffic expenses : Paid by the applicant company in case of on-site examination				