
Rehabilitation of the Kumho Group Seoul Headquarters, Korea

Geonho Hong, Professor, Department of Architectural Engineering, Hoseo University, Asan, Chungcheongnam-do, Korea; **Youngsoo Chung**, Professor, Department of Civil Engineering, Chung-Ang University, Seoul; Anseong, Korea and **Hyekyo Chung**, CEO, DnK Construction Inc., Seoul, Korea

Abstract: This paper is a case study of an office building rehabilitation in Seoul, Korea. The partly built building, originally designed as a general office building, contained 20 stories above and seven below ground. After the first floor slab was constructed, construction was stopped because of financial difficulties of the previous owner. The new owner revised the architectural plan, design, and height of the building with 29 stories above and eight below ground. Because of the long-term stop of the construction and change of the architectural design, large-scale repair and rehabilitation work was carried out in 2006.

Keywords: rehabilitation; repair; office building; case study; demolition; extension.

7.1 Introduction

The owner of this building is a fully accredited and prosperous company involved in several business fields in Korea and worldwide. The company needed a new building for its second headquarters for their expanded personnel and department. After considering several buildings and locations, the company purchased this building in Chungro-Gu, Seoul.

The building, originally designed as a general office building, contained 20 stories above and seven below ground. After the basements and the first floor slab were constructed, construction was stopped in 1993 because of the financial difficulties (*Fig. 7.1*).

After purchasing the building, the owner revised the architectural plan, design, and height of the building to be 29 stories above and eight below ground (*Fig. 7.2*). Because of the long-term stop of the construction and change of the architectural design, the architectural drawings, construction documents, and site inspection reports had to be reviewed. The owner hired a structural engineering company to conduct an extensive field investigation, repair, and