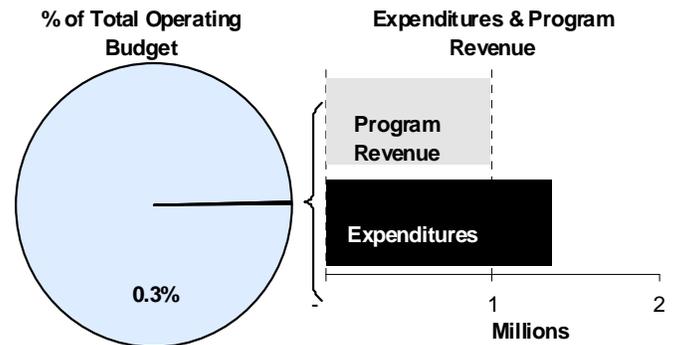
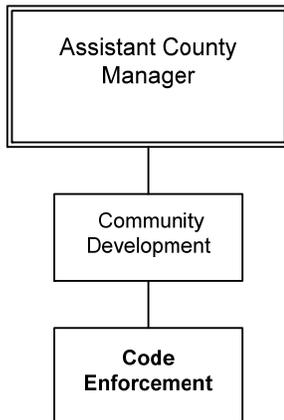




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Mission:

- Ensure a safe living, working and recreational environment for the residents and citizens of Sedgwick County by creating partnerships with the public to ensure the enforcement of building, construction, zoning, subdivision, nuisance and environmental regulations.



Description of Major Services

The Metropolitan Area Building and Construction Department (MABCD) supports all citizens, building contractors, trade contractors, realtors, wastewater contractors, well installers and properties in floodplain areas by ensuring that resolutions put forth by the Sedgwick County Commissioners are enforced. The Department inspects new construction, remodels, wastewater, and wells for contractors and citizens to make sure the structures meet the adopted codes. MABCD follows up on complaints regarding nuisance and zoning to assure the property is in compliance with the Unified Zoning Code as well as advising citizens of the steps to have a property rezoned. The services of MABCD are provided for unincorporated Sedgwick County, City of Wichita, and are contracted to support 12 smaller communities within Sedgwick County.

MABCD works in tandem with multiple agencies to carry out its mission and accomplish its goals, including the Kansas Department of Health and Environment, the Sedgwick County Public Works and Environmental Resources Departments, the Wichita Area Builders Association, the Federal Emergency Management

Agency, the State of Kansas Floodplain Managers Association and the Heart of America Chapter of the International Code Council.

Programs and Functions

Resolutions and codes guiding the delivery of community services by Code Enforcement include:

- Commercial Building Code
- Residential Building Code & Amendments
- Manufactured Homes Resolution
- Manufactured Housing Code & Amendments
- Rental Housing Code
- Property Title Transfer Inspection Code
- Electrical Code
- Mechanical Code
- Plumbing Code
- Sanitary Advisory Board
- Sanitary Code
- Sanitary Service
- Water Well Advisory Board
- Domestic Water Well Code
- Service Drive Code
- Sign Codes

- Nuisance
- Nuisance Abatement
- Conservation and Protection of Farmland
- Floodplain Management
- Wastewater
- Wastewater Advisory Board

Safety for citizens is enhanced through a variety of codes and resolutions, including the Domestic Water Well Code which regulates and controls the development, maintenance and use of water to protect public health and prevent contamination and pollution of water resources in the county.

In 1986 the Federal Emergency Management Agency (FEMA) mapped the areas in Sedgwick County that were prone to flooding. These areas are commonly known as the 100-year floodplain, which indicates that every year there is a one percent chance of flooding in these areas. FEMA completed a map modification and Sedgwick County adopted new floodplain maps in 2007. Sedgwick County has been a member of the National Flood Insurance Program (NFIP) since 1986, and by updating the floodplain maps in 2007 residents of Sedgwick County are able to purchase flood insurance. Traditional homeowner's insurance policies do not cover damages resulting from flooding.

The Department promotes efficiency by assigning inspectors areas of the county, thereby reducing the number of miles driven per inspector, staff travel time and related expenses. In addition, MABCD provides a "One-Stop-Shop" location for citizens to obtain the proper permits needed for construction projects. Permits for building construction, wastewater, floodplain, mortgage inspection, and water wells can now be picked up from the MABCD office at 1144 S. Seneca.

Current and Emerging Issues

In 2011, the City of Wichita and Sedgwick County began to work toward merging some Code Enforcement functions which serve the same customer base, perform similar functions and enforce and interpret the same building and zoning codes. Efforts toward a merged department have continued with the establishment of the MABCD, and with the hiring of a single Code Enforcement Director, the implementation of a new single permitting and licensing software system used for both County and City projects, and the development of shared resolutions and codes.

For 2013, the physical offices and personnel affected by the merger will remain as they were in 2012 with the understanding that a shared location will be utilized on or near January 2014. City of Wichita personnel whose functions are included in the merged operation will remain City of Wichita employees until their positions are vacated through normal means, at which time the positions will be evaluated in the context of the needs of the merged department and if appropriate, established and filled as members of the Sedgwick County workforce.

Budget Adjustments

Changes to the Code Enforcement 2013 budget reflect a \$62,004 decrease in expenditures and intergovernmental revenues due to the non-renewal of the LEPP grant in 2013. In addition, the budget reflects an increase of \$83,042 in intergovernmental revenue to account for the reimbursement for half of the Code Enforcement Director position cost from the City of Wichita under the new merged operation. As outlined earlier, the MABCD represents the County portion of enforcement costs, with City of Wichita personnel and costs transitioning to the County over the next several years.

Alignment with County Values

- **Accountability -**
MABCD requires daily logs that include location, type of inspection, number of inspections, miles driven, number of phone calls received, revenue received, permits issued, founded complaints and complaints resolved
- **Commitment -**
MABCD is committed to the enforcement of adopted codes and regulations that insure public safety and provide a safe living, working and recreational environment for our community
- **Honesty and Open Communication -**
The Department believes in open and honest dialog with their customers to educate and assist them in achieving success with land use within unincorporated Sedgwick County

Goals & Initiatives

- **Perform 90% of inspections within 24 hours and 100% of inspections within 48 hours of receiving notification**
- **Increase permitting opportunity by establishing a one-stop shop for building, wastewater, floodplain and sign permits**

PERFORMANCE MEASURE HIGHLIGHTS

The following chart illustrates the Key Performance Indicator (KPI) of MABCD, for County responsibilities as adopted.

Number of inspections completed in 24 hours -

- This measure reflects the Department’s commitment to meet the time constraints of citizens and contractors and insure that the codes are being met.



Department Performance Measures	2011 Actual	2012 Est.	2013 Proj.
Goal: Perform 90% of inspections within 24 hours and 100% of inspections within 48 hours of receiving notification			
Number of inspections completed in 24 hours (KPI)	11,764	10,000	10,000
Land use complaints	847	850	850
Inspections per inspector	1,961	1,900	1,900
Goal: Increase permitting opportunity by establishing a one-stop shop for building, wastewater, floodplain and sign permits			
Permits issued	3,891	2,300	2,300
Plan review	86	85	85

Significant Adjustments From Previous Budget Year

	Expenditures	Revenue	FTEs
• Eliminated 1.0 FTE Zoning Inspector position (May 2012)	(44,522)		(1.00)
• Shifted .29 FTE portion of Environmental Inspector position to Solid Waste Fee Fund (May 2012)	(18,126)		(0.29)
• Decrease expenditures and Intergovernmental Revenue due to non-renewal of LEPP grant in 2013	(62,004)	(62,004)	
• Increase intergovernmental revenue for City of Wichita reimbursement of half of Director position costs		83,042	

Total (124,652) 21,038 (1.29)

Budget Summary by Category

Budget Summary by Fund

Expenditures	2011	2012	2012	2013	% Chg.	Expenditures	2012	2013
	Actual	Adopted	Revised				Budget	Revised
Personnel	1,132,025	1,087,136	1,051,636	1,089,132	3.6%	General Fund-110	1,287,107	1,346,179
Contractual Services	127,603	181,908	217,408	203,453	-6.4%	Misc. Grants-279	65,938	-
Debt Service	-	-	-	-	-			
Commodities	22,352	56,117	84,001	53,594	-36.2%			
Capital Improvements	-	-	-	-	-			
Capital Equipment	-	-	-	-	-			
Interfund Transfers	11,700	-	-	-	-			
Total Expenditures	1,293,680	1,325,161	1,353,045	1,346,179	-0.5%	Total Expenditures	1,353,045	1,346,179
Revenue								
Taxes	-	-	-	-	-			
Intergovernmental	62,642	62,004	62,004	83,042	33.9%			
Charges For Service	826,820	464,474	464,474	534,782	15.1%			
Other Revenue	411,253	361,918	361,918	365,537	1.0%			
Total Revenue	1,300,715	888,396	888,396	983,361	10.7%			
Full-Time Equivalents (FTEs)	17.00	16.00	14.71	14.71	0.0%			

Budget Summary by Program

Program	Fund	Expenditures				2013	% Chg.	Full-Time Equivalents (FTEs)		
		2011	2012	2012	2013			2012	2012	2013
		Actual	Adopted	Revised	Budget	'12-'13	Adopted	Revised	Budget	
Code & LEPP	Mult.	471,584	457,117	460,117	485,470	5.5%	6.00	5.00	5.00	
Building Insp.	110	546,232	478,034	505,918	471,244	-6.9%	6.00	6.00	6.00	
Land Use	110	275,864	390,010	387,010	389,465	0.6%	4.00	3.71	3.71	
Total		1,293,680	1,325,161	1,353,045	1,346,179	-0.5%	16.00	14.71	14.71	



Personnel Summary by Fund

Position Title(s)	Fund	Band	Budgeted Personnel Costs			Full-Time Equivalents (FTEs)		
			2012 Adopted	2012 Revised	2013 Budget	2012 Adopted	2012 Revised	2013 Budget
Code Enforcement Director	110	B430	93,617	67,844	150,000	1.00	1.00	1.00
Assistant Codes Director	110	B326	66,370	53,713	53,713	1.00	1.00	1.00
Water Quality Specialist II	110	B324	59,858	59,858	59,858	1.00	1.00	1.00
Domestic Well Specialist	110	B323	56,524	56,524	56,524	1.00	1.00	1.00
Senior Administrative Officer	110	B323	49,814	49,814	49,814	1.00	1.00	1.00
Building Plan Examiner	110	B323	50,673	46,053	46,053	1.00	1.00	1.00
Combination Inspector	110	B322	95,892	90,488	90,488	2.00	2.00	2.00
Codes and Flood Plain Technician	110	B321	46,128	46,128	46,128	1.00	1.00	1.00
Building Inspector II	110	B220	73,765	73,765	73,765	2.00	2.00	2.00
Environmental Inspector	110	B220	-	28,103	28,103	-	0.71	0.71
Zoning Inspector	110	B219	37,598	-	-	1.00	-	-
Administrative Assistant	110	B218	39,304	39,304	39,304	1.00	1.00	1.00
Codes Specialist	110	B217	56,220	56,220	56,220	2.00	2.00	2.00
Environmental Inspector	279	B220	39,582	-	-	1.00	-	-
Subtotal					749,970	16.00	14.71	14.71
Add:								
Budgeted Personnel Savings (Turnover)					-			
Compensation Adjustments					-			
Overtime/On Call/Holiday Pay					91			
Benefits					339,071			
Total Personnel Budget					1,089,132			



• Code & Local Environmental Protection Plan

Administrative staff issues permits for the unincorporated areas of the County, reviews permits issued for 10 cities within Sedgwick County, licenses contractors and building and trade companies, and furnishes zoning and subdivision information to citizens, realtors, appraisers, and contractors. Permit fees are also collected for the unincorporated area of Sedgwick County and the ten communities in which inspection services are provided. Duties included monitoring the Local Environmental Protection Plan (LEPP) grant, which the County assumed 100 percent responsibility for in July of 2005 from the City of Wichita until the grant was discontinued in mid-2012.

Fund(s): General Fund 110/Misc. Grants 279

	2011	2012	2012	2013	% Chg.
	Actual	Adopted	Revised	Budget	'12-'13
Expenditures					
Personnel	410,841	400,594	365,094	411,304	12.7%
Contractual Services	43,507	17,824	56,324	37,990	-32.6%
Debt Service	-	-	-	-	-
Commodities	5,536	38,699	38,699	36,176	-6.5%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	11,700	-	-	-	-
Total Expenditures	471,584	457,117	460,117	485,470	5.5%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	62,642	62,004	62,004	83,042	33.9%
Charges For Service	826,820	464,474	464,474	534,782	15.1%
Other Revenue	411,253	361,892	361,892	365,511	1.0%
Total Revenue	1,300,715	888,370	888,370	983,335	10.7%
Full-Time Equivalents (FTEs)	6.00	6.00	5.00	5.00	0.0%

Goal(s):

- Increase customer service to homeowners and contractors
- Create additional reference materials for citizens
- Provide additional services to contractors and the public

• Building Inspection

The Building Inspection program inspects construction projects in the unincorporated area of Sedgwick County. This consists of building, electrical, plumbing and mechanical inspections during the construction phase of all building projects. This also includes the 10 communities with whom the County has contracts to perform inspection services. Commercial project plans are reviewed prior to construction. In addition to building inspections, this department has taken over the enforcement of the sanitary code. This involves review of soils and groundwater information for issuing private wastewater disposal system permits, subdivision reviews for private wastewater system approval, complaints, and consultations for existing wastewater systems. The County now has floodplain regulations adopted and FEMA issued a new map study in February 2007.

Fund(s): General Fund 110

42001-110

	2011	2012	2012	2013	% Chg.
	Actual	Adopted	Revised	Budget	'12-'13
Expenditures					
Personnel	480,605	407,943	407,943	396,660	-2.8%
Contractual Services	56,434	60,298	60,298	64,791	7.5%
Debt Service	-	-	-	-	-
Commodities	9,192	9,793	37,677	9,793	-74.0%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	546,232	478,034	505,918	471,244	-6.9%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges For Service	-	-	-	-	-
Other Revenue	-	-	-	-	-
Total Revenue	-	-	-	-	-
Full-Time Equivalents (FTEs)	7.00	6.00	6.00	6.00	0.0%

Goal(s):

- Reduce re-inspections of contractors' projects by enhancing inspection services
- Offer "one-stop" service for permits related to building construction and zoning requirements
- Reduce response time for inspections
- Provide increased customer service to contractors and public for private sewage system installations



• Land Use

Land Use is responsible for enforcement of the Wichita & Sedgwick County Unified Zoning Code Regulations and the Sedgwick County Nuisance Codes Resolution. Zoning regulations include the review and monitoring of conditional uses, home occupations, land use issues and compliance. Enforcement of the nuisance code resolution generally consists of responding to citizen complaints dealing with inoperable vehicles, trash, tall grass, salvage material, and open and abandoned structures.

Fund(s): General Fund 110

42002-110

	2011	2012	2012	2013	% Chg.
	Actual	Adopted	Revised	Budget	'12-'13
Expenditures					
Personnel	240,579	278,599	278,599	281,168	0.9%
Contractual Services	27,662	103,786	100,786	100,672	-0.1%
Debt Service	-	-	-	-	
Commodities	7,624	7,625	7,625	7,625	0.0%
Capital Improvements	-	-	-	-	
Capital Equipment	-	-	-	-	
Interfund Transfers	-	-	-	-	
Total Expenditures	275,864	390,010	387,010	389,465	0.6%
Revenue					
Taxes	-	-	-	-	
Intergovernmental	-	-	-	-	
Charges For Service	-	-	-	-	
Other Revenue	-	26	26	26	0.0%
Total Revenue	-	26	26	26	0.0%
Full-Time Equivalents (FTEs)	4.00	4.00	3.71	3.71	0.0%

Goal(s):

- Offer “one-stop” service for citizen complaints related to nuisance and zoning compliance
- Provide investigation of complaints within 48 hours
- Update website for access to code information by general public