

# Metropolitan Area Building & Construction Department

***Mission: Ensure that all residential and commercial structures are properly and safely planned, built, and maintained within Sedgwick County using national best practices while providing fair and equitable rules for the local building industry in an atmosphere of excellent customer service.***

**Chris Labrum**  
Director

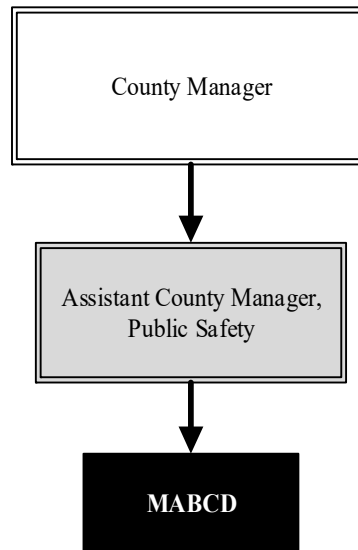
271 W. 3rd  
Wichita, KS 67202  
316.660.1840

[christopher.labrum@sedgwick.gov](mailto:christopher.labrum@sedgwick.gov)

## Overview

The Metropolitan Area Building and Construction Department (MABCD) supports all citizens and building/trade contractors in construction and/or remodeling of residential and commercial properties to ensure that local code put forth by the Sedgwick County Commission and Wichita City Council is fairly and equitably enforced.

In addition, MABCD staff permits and inspects all water well and wastewater activities in ten County municipalities and unincorporated Sedgwick County and is responsible for flood plain management in unincorporated County areas. The Department manages all residential zoning code to include buildings, signage, landscape, and airport hazard zoning. Finally, MABCD manages all housing complaints and nuisance abatement within the City of Wichita and unincorporated areas of the County.



## Strategic Goals:

- *Ensure all community buildings and homes are soundly constructed according to national code standards to provide safety and health for occupants*
- *Ensure highest priority use of resources is dedicated to create safe and secure communities*
- *Provide quality public services to the community while being good stewards of revenue and funds*

## Highlights

- Achieved 100.0 percent electronic submittal and review of Commercial Building Plans while maintaining a 10.0 percent fee reduction incentive on all building permits and plan review fees
- Created and implemented online contractor license renewal options and processed nearly 2,000 licenses online
- Enacted lessons learned from the City Neighborhood Enforcement Pilot Program to expand Code Enforcement Liaison activities and revamp service of criminal compliant warrants, which gained a 12.0 percent increase in voluntary compliance



# Accomplishments and Strategic Results

## Accomplishments

The Building and Neighborhood programs performed more than 105,000 inspections, 42,000 permits, and 730 plan reviews in their ongoing work to maintain a safe community. This includes construction and special use inspections for all residential and commercial projects in Wichita, unincorporated Sedgwick County, and ten 2nd or 3rd class county municipalities. This also included successful implementation of an online renewal process for contractor licenses.

The 2018 International Mechanical and Residential Building Codes were fully implemented along with adoption and implementation of the 2018 International Building Commercial Code. Additionally, the 2018 International and Uniform Plumbing Codes were reviewed and adopted for 2020 implementation. Lastly, Neighborhood Inspection enacted program adjustments from last year's pilot project that streamlined effectiveness and increased voluntary compliance rates with the City of Wichita.

The Department continued implementation of electronic files and paperless processes, which will assist the construction industry and save thousands of dollars per year in reduced copy and storage costs.

## Strategic Results

All MABCD strategic and operational efforts are aimed at one goal - to have zero injuries and deaths due to insufficient building and trade code or due to lacking enforcement of code compliance. The Department was fully successful in maintaining zero incidents in this regard for 2018.

To facilitate this vitally successful effort, the Department:

- performed more than 70,000 building and trades and special use inspections;
- issued more than 42,000 total building, trades, and use permits;
- reviewed 733 commercial building, engineering, and design plans for code and safety compliance; and
- accomplished more than 26,000 housing inspections with over 10,000 associated cases.

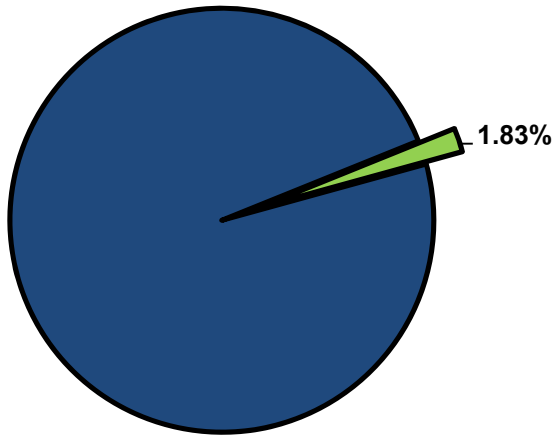


## Significant Budget Adjustments

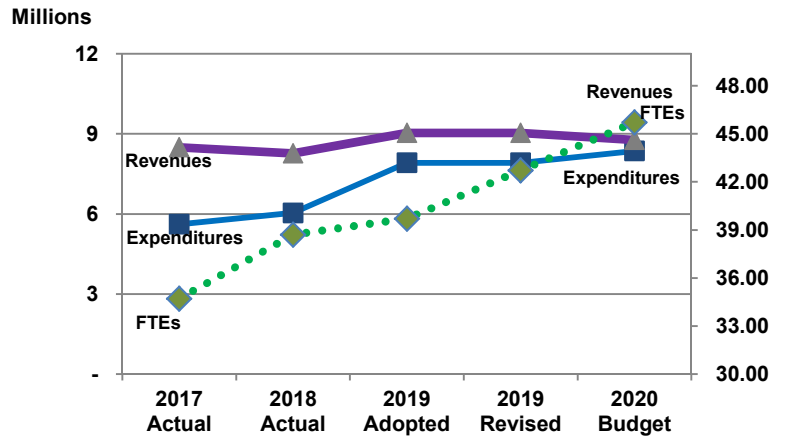
Significant adjustments to the Metropolitan Area Building and Construction Department's 2020 budget include a decrease of \$500,127 in revenues to bring in-line with actuals. Additional adjustments include the addition of 1.0 full-time equivalent (FTE) Building Inspector II position and related equipment (\$88,822), 1.0 FTE Customer Service Technician position (\$56,345), 1.0 FTE Administrative Technician position (\$54,610), a decrease in capital equipment expenditures due to one-time purchase of equipment in 2019 (\$45,500), and an increase in personnel expenditures for tiered staffing implementation for Building/Trade Inspectors (\$32,589).

**Departmental Graphical Summary**

**MABCD**  
Percent of Total County Operating Budget



**Expenditures, Program Revenue & FTEs**  
All Operating Funds



**Budget Summary by Category**

	2017 Actual	2018 Actual	2019 Adopted	2019 Revised	2020 Budget	Amount Chg '19 Rev.-'20	% Chg '19 Rev.-'20
<b>Expenditures</b>							
Personnel	2,323,855	2,574,638	3,154,845	3,154,845	3,608,700	453,855	14.39%
Contractual Services	3,093,752	3,284,281	4,367,112	4,367,112	4,544,164	177,052	4.05%
Debt Service	-	-	-	-	-	-	-
Commodities	94,737	64,380	230,298	230,298	87,425	(142,873)	-62.04%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	19,987	69,000	69,000	23,500	(45,500)	-65.94%
Interfund Transfers	98,260	96,986	94,969	94,969	94,256	(713)	-0.75%
<b>Total Expenditures</b>	<b>5,610,604</b>	<b>6,040,272</b>	<b>7,916,224</b>	<b>7,916,224</b>	<b>8,358,045</b>	<b>441,821</b>	<b>5.58%</b>
<b>Revenues</b>							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	7,865,805	8,227,932	7,960,042	7,960,042	8,726,092	766,050	9.62%
Intergovernmental	578,822	-	-	-	-	-	-
Charges for Services	55,119	43,437	1,060,636	1,060,636	43,500	(1,017,136)	-95.90%
All Other Revenue	-	(6)	11,610	11,610	-	(11,610)	-100.00%
<b>Total Revenues</b>	<b>8,499,746</b>	<b>8,271,364</b>	<b>9,032,288</b>	<b>9,032,288</b>	<b>8,769,592</b>	<b>(262,696)</b>	<b>-2.91%</b>
<b>Full-Time Equivalents (FTEs)</b>							
Property Tax Funded	34.71	38.71	39.71	42.71	45.71	3.00	7.02%
Non-Property Tax Funded	-	-	-	-	-	-	-
<b>Total FTEs</b>	<b>34.71</b>	<b>38.71</b>	<b>39.71</b>	<b>42.71</b>	<b>45.71</b>	<b>3.00</b>	<b>7.02%</b>

**Budget Summary by Fund**

Fund	2017 Actual	2018 Actual	2019 Adopted	2019 Revised	2020 Budget	Amount Chg '19 Rev.-'20	% Chg '19 Rev.-'20
General Fund	5,610,604	6,040,272	7,916,224	7,916,224	8,358,045	441,821	5.58%
<b>Total Expenditures</b>	<b>5,610,604</b>	<b>6,040,272</b>	<b>7,916,224</b>	<b>7,916,224</b>	<b>8,358,045</b>	<b>441,821</b>	<b>5.58%</b>

**Significant Budget Adjustments from Prior Year Revised Budget**

	Expenditures	Revenues	FTEs
Reduction to bring in-line with actuals		(500,127)	
Addition of Building Inspector II position and related equipment	88,822	88,822	1.00
Addition of Customer Service Technician position	56,345	56,345	1.00
Addition of Administrative Technician position	54,610	54,610	1.00
Decrease in capital equipment due to one-time purchase of equipment for new FTEs	(45,500)	(45,500)	
Increase in personnel expenditures for tiered staffing implementation	32,589	32,589	
<b>Total</b>	<b>186,866</b>	<b>(313,261)</b>	<b>3.00</b>

**Budget Summary by Program**

Program	Fund	2017 Actual	2018 Actual	2019 Adopted	2019 Revised	2020 Budget	% Chg '19 Rev.-'20	2020 FTEs
Building Administration	110	318,762	415,604	466,423	466,423	526,372	12.85%	5.50
Building Inspection	110	361,621	342,207	811,215	631,214	518,995	-17.78%	5.00
Land Use	110	370,824	335,781	423,011	428,011	397,353	-7.16%	3.71
MABCD - CoW Reim.	110	2,018,333	2,276,169	2,407,283	2,727,284	3,015,326	10.56%	31.50
Reimbursement to CoW	110	2,541,064	2,670,511	3,808,292	3,663,292	3,900,000	6.46%	-
<b>Total</b>		<b>5,610,604</b>	<b>6,040,272</b>	<b>7,916,224</b>	<b>7,916,224</b>	<b>8,358,045</b>	<b>5.58%</b>	<b>45.71</b>

**Personnel Summary By Fund**

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2019 Adopted	2019 Revised	2020 Budget	2019 Adopted	2019 Revised	2020 Budget
MABCD Director	110	GRADE143	117,875	120,822	120,822	1.00	1.00	1.00
Assistant MABCD Director	110	GRADE136	65,738	65,738	65,738	1.00	1.00	1.00
IT Architect	110	GRADE136	94,472	96,834	96,834	1.00	1.00	1.00
Application Manager	110	GRADE133	82,834	56,782	56,782	1.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	66,107	67,759	67,759	1.00	1.00	1.00
Water Quality Specialist	110	GRADE133	74,053	75,905	75,905	1.00	1.00	1.00
Building Plan Examiner	110	GRADE130	125,884	129,031	129,031	2.00	2.00	2.00
Chief Building Inspector	110	GRADE130	67,566	69,243	69,243	1.00	1.00	1.00
Chief Plumbing Inspector	110	GRADE130	49,046	49,046	49,046	1.00	1.00	1.00
Codes and Flood Plain Technician	110	GRADE129	62,960	64,534	64,534	1.00	1.00	1.00
Combination Inspector	110	GRADE129	59,950	47,877	47,877	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	69,713	70,062	70,062	1.00	1.00	1.00
Building Inspector IV	110	GRADE127	127,522	142,507	142,507	3.00	3.00	3.00
Senior Permit Technician	110	GRADE127	90,139	86,840	86,840	2.00	2.00	2.00
Building Inspector III	110	GRADE126	177,727	193,244	193,244	4.00	4.00	4.00
Administrative Technician	110	GRADE124	36,597	41,552	76,414	1.00	1.00	2.00
Building Inspector II	110	GRADE124	323,009	475,853	581,526	10.00	12.00	14.00
Electrical Inspector II	110	GRADE124	40,021	42,251	42,361	1.00	1.00	1.00
Environmental Inspector	110	GRADE123	29,366	24,752	24,752	0.71	0.71	0.71
Codes Specialist - Building	110	GRADE122	38,782	34,020	34,020	1.00	1.00	1.00
Call Center Specialist	110	GRADE121	31,331	33,800	33,800	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	99,156	132,330	132,330	3.00	4.00	4.00
<b>Subtotal</b>					<b>2,261,427</b>			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					76,828			
Overtime/On Call/Holiday Pay					42,683			
Benefits					1,227,762			
<b>Total Personnel Budget</b>					<b>3,608,700</b>	<b>39.71</b>	<b>42.71</b>	<b>45.71</b>

**• Building/Trade Permit & License Administration**

Administrative staff issues all building and trade permits for the unincorporated areas of Sedgwick County, the City of Wichita, and all ten class 2 and class 3 municipalities within Sedgwick County via Memorandum of Understanding agreements. The County receives half of the permit fees for the class 2 and class 3 cities while providing all inspection services. Additionally, the building and trade permit and license administration staff license all individual contractors along with building and trade companies and furnish zoning and subdivision information to citizens, realtors, appraisers, and contractors.

<b>Fund(s): County General Fund 110</b>								
<b>Expenditures</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Adopted</b>	<b>2019 Revised</b>	<b>2020 Budget</b>	<b>Amnt. Chg. '19 - '20</b>	<b>% Chg. '19 - '20</b>	
Personnel	301,056	318,160	352,057	282,057	422,407	140,350	49.8%	
Contractual Services	(4,258)	74,689	25,366	95,366	71,965	(23,401)	-24.5%	
Debt Service	-	-	-	-	-	-	-	
Commodities	21,964	22,755	89,000	89,000	32,000	(57,000)	-64.0%	
Capital Improvements	-	-	-	-	-	-	-	
Capital Equipment	-	-	-	-	-	-	-	
Interfund Transfers	-	-	-	-	-	-	-	
<b>Total Expenditures</b>	<b>318,762</b>	<b>415,604</b>	<b>466,423</b>	<b>466,423</b>	<b>526,372</b>	<b>59,949</b>	<b>12.9%</b>	
<b>Revenues</b>								
Taxes	-	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	-	
Charges For Service	-	-	-	-	-	-	-	
All Other Revenue	1,302,157	(437)	-	-	(451)	(451)	0.0%	
<b>Total Revenues</b>	<b>1,302,157</b>	<b>(437)</b>	<b>-</b>	<b>-</b>	<b>(451)</b>	<b>(451)</b>	<b>0.0%</b>	
<b>Full-Time Equivalents (FTEs)</b>	<b>4.50</b>	<b>4.50</b>	<b>4.50</b>	<b>3.50</b>	<b>5.50</b>	<b>2.00</b>	<b>57.1%</b>	

**• Building Inspection**

The Building Inspection program inspects all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and ten class 2 and class 3 municipalities within the County. Inspections consist of building, electrical, plumbing, and mechanical inspections during the construction phase of all building projects. Additionally, all commercial project plans are reviewed for code prior to construction by plan review staff within this work group and who also work directly with architects and developers.

<b>Fund(s): County General Fund 110</b>								
<b>Expenditures</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Adopted</b>	<b>2019 Revised</b>	<b>2020 Budget</b>	<b>Amnt. Chg. '19 - '20</b>	<b>% Chg. '19 - '20</b>	
Personnel	265,481	244,252	613,739	403,739	421,312	17,573	4.4%	
Contractual Services	80,569	85,787	98,176	128,176	85,283	(42,893)	-33.5%	
Debt Service	-	-	-	-	-	-	-	
Commodities	15,572	12,168	53,300	53,299	12,400	(40,899)	-76.7%	
Capital Improvements	-	-	-	-	-	-	-	
Capital Equipment	-	-	46,000	46,000	-	(46,000)	-100.0%	
Interfund Transfers	-	-	-	-	-	-	-	
<b>Total Expenditures</b>	<b>361,621</b>	<b>342,207</b>	<b>811,215</b>	<b>631,214</b>	<b>518,995</b>	<b>(112,219)</b>	<b>-17.8%</b>	
<b>Revenues</b>								
Taxes	-	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	-	
Charges For Service	-	-	-	-	-	-	-	
All Other Revenue	-	-	-	-	-	-	-	
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Full-Time Equivalents (FTEs)</b>	<b>6.00</b>	<b>6.00</b>	<b>8.00</b>	<b>5.00</b>	<b>5.00</b>	<b>-</b>	<b>-</b>	

**• Land Use**

Land Use staff enforces the sanitary code and well water code for unincorporated areas of the county, which includes review of soil and groundwater information for permitting private wastewater disposal systems, subdivision reviews for private wastewater system approval, site plan reviews and permitting for proposed wells, subdivision reviews for water supply, complaints, and consultations. Staff checks adopted county floodplain regulations and Federal Emergency Management Agency (FEMA) issued maps to ensure buildings are properly and safely planned. Staff enforces the Wichita & Sedgwick County Unified Zoning Code Regulations and the Sedgwick County Nuisance Codes Resolution. Zoning regulations include reviewing and monitoring conditional uses, home occupations, land use issues, and compliance. Nuisance Code enforcement includes responding to citizen complaints regarding inoperable vehicles, trash, tall grass, salvage material, and open and abandoned structures.

**Fund(s): County General Fund 110**

Expenditures	2017 Actual	2018 Actual	2019 Adopted	2019 Revised	2020 Budget	Amnt. Chg. '19 - '20	% Chg. '19 - '20
Personnel	337,867	296,758	359,255	359,255	356,521	(2,734)	-0.8%
Contractual Services	32,498	36,101	42,701	47,701	37,806	(9,895)	-20.7%
Debt Service	-	-	-	-	-	-	-
Commodities	459	2,922	21,055	21,055	3,025	(18,030)	-85.6%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>370,824</b>	<b>335,781</b>	<b>423,011</b>	<b>428,011</b>	<b>397,353</b>	<b>(30,659)</b>	<b>-7.2%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	800	-	500	500	500	-	-
<b>Total Revenues</b>	<b>800</b>	<b>-</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>-</b>	<b>-</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>3.71</b>	<b>3.71</b>	<b>3.71</b>	<b>3.71</b>	<b>3.71</b>	<b>-</b>	<b>-</b>

**• Expenditure and Transition Fund**

This fund center was created in 2013 to accommodate the merger of the City of Wichita’s Office of Central Inspection (OCI) and the Sedgwick County Code Enforcement Division. This allowed MABCD to transition positions, equipment, and expenditures to the County budget and to be reimbursed for incurred costs and services while City related fees were still collected by the City of Wichita. With the merger complete, this fund center includes positions and expenditures that moved to the County with the creation of MABCD and accommodates the continued transition of staff and vehicles from City to County payrolls. This fund center is also used for contractual and commodity expenditures of these positions and the City Neighborhood Inspection Section.

**Fund(s): County General Fund 110**

Expenditures	2017 Actual	2018 Actual	2019 Adopted	2019 Revised	2020 Budget	Amnt. Chg. '19 - '20	% Chg. '19 - '20
Personnel	1,419,452	1,715,468	1,829,793	2,109,793	2,408,459	298,666	14.2%
Contractual Services	443,879	417,193	392,578	432,578	449,110	16,532	3.8%
Debt Service	-	-	-	-	-	-	-
Commodities	56,742	26,536	66,943	66,944	40,000	(26,944)	-40.2%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	19,987	23,000	23,000	23,500	500	2.2%
Interfund Transfers	98,260	96,986	94,969	94,969	94,256	(713)	-0.8%
<b>Total Expenditures</b>	<b>2,018,333</b>	<b>2,276,169</b>	<b>2,407,283</b>	<b>2,727,284</b>	<b>3,015,326</b>	<b>288,042</b>	<b>10.6%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	-
Intergovernmental	578,822	-	-	-	-	-	-
Charges For Service	55,119	43,437	-	-	43,500	43,500	0.0%
All Other Revenue	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>633,941</b>	<b>43,437</b>	<b>-</b>	<b>-</b>	<b>43,500</b>	<b>43,500</b>	<b>0.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>20.50</b>	<b>24.50</b>	<b>23.50</b>	<b>30.50</b>	<b>31.50</b>	<b>1.00</b>	<b>3.3%</b>

**• Support Cost Reimbursement Fund**

The Support Cost Reimbursement Fund is only used for actual incoming revenues, refunds, and the quarterly reimbursement paid to the City of Wichita. This includes salaries and benefits of remaining City employees as well as remaining City vehicles and fleet charges that are paid by City of Wichita and then reimbursed on a quarterly basis by Sedgwick County.

<b>Fund(s): County General Fund 110</b>								
<b>Expenditures</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Adopted</b>	<b>2019 Revised</b>	<b>2020 Budget</b>	<b>Amnt. Chg. '19 - '20</b>	<b>% Chg. '19 - '20</b>	
Personnel	-	-	-	-	-	-	-	-
Contractual Services	2,541,064	2,670,511	3,808,292	3,663,292	3,900,000	236,708	6.5%	
Debt Service	-	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>2,541,064</b>	<b>2,670,511</b>	<b>3,808,292</b>	<b>3,663,292</b>	<b>3,900,000</b>	<b>236,708</b>	<b>6.5%</b>	
<b>Revenues</b>								
Taxes	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Charges For Service	-	-	1,060,636	1,060,636	-	(1,060,636)	-100.0%	
All Other Revenue	6,562,848	8,228,364	7,971,152	7,971,152	8,726,043	754,891	9.5%	
<b>Total Revenues</b>	<b>6,562,848</b>	<b>8,228,364</b>	<b>9,031,788</b>	<b>9,031,788</b>	<b>8,726,043</b>	<b>(305,745)</b>	<b>-3.4%</b>	
<b>Full-Time Equivalents (FTEs)</b>	-	-	-	-	-	-	-	-