

Metropolitan Area Building & Construction Department

Mission: *Cultivating a safe, healthy, and thriving community through full code compliance with residential and commercial properties.*

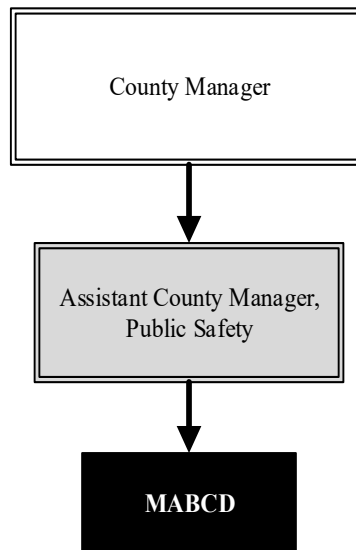
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Overview

The Metropolitan Area Building and Construction Department (MABCD) supports all citizens and building/trade contractors constructing new or remodeling existing residential and commercial buildings. MABCD oversees local code put forth by the Sedgwick County Commission and Wichita City Council for equitable enforcement.

MABCD staff permits and inspects all water well and wastewater activities in six county municipalities and unincorporated Sedgwick County and is responsible for flood plain management. The Department manages plan review, permitting, and inspections for all commercial and residential building projects, as well as licensing for all contractors and trades professionals. MABCD manages all housing and nuisance code 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 to create safe and secure communities*
- *Provide quality public services to the community while being good stewards of revenue and funds*
- *Enhance programs to support renewable energies, urban redevelopment, updated development regulations, and capital improvement projects*

Highlights

- Issued or renewed licenses for 949 general and/or trade contractors to perform work within the MABCD jurisdiction
- Maintained a 10.0 percent fee/revenue reduction on all building permits and plan review fees, saving customers more than \$671,000
- MABCD continues to process improvements and vastly increased volume associated with City of Wichita Neighborhood Inspection Condemnation and Nuisance Abatement Programs
- Led efforts to implement the City of Wichita Infill Incentive Pilot Program and provided \$60,000 in fee waivers to citizens living in formative areas of the City



Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided 133,267 inspections, 29,137 permits, and 812 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 the City of Wichita and unincorporated Sedgwick County, as well as assisting ten class two and three cities in the county. This constituted the highest volume of commercial project applications in the Department's history, and has exceeded both forecasted activity and revenue projections. Staff continued to apply lessons from the coronavirus disease (COVID-19) pandemic to enhance online services and ensure uninterrupted support for customers. While returning some transactions to a walk-in basis, the Department maintained hosting the majority of in-person permit applications by appointment. Though implemented as a safety measure during the pandemic, staff discovered this to be a very effective process that is much more efficient for customers and their experience. City and County Boards evaluated the effectiveness of current code amendments and provided input at the national level for the upcoming release of the 2023 code versions. The Neighborhood Inspection Division continued vital programs to combat blight and revitalize city neighborhoods.

Strategic Results

One of MABCD's strategic results for 2022 was to complete and issue 95.0 percent of building and trade permits within one day of application. The result was 94.0 percent or 27,388 permits issued in one day out of a total of 29,137 permits.

Another strategic goal for 2022 was to maintain a rate of 100.0 percent of building, trades, and land use inspections completed on time. The result was 99.7 percent or 91,343 of 91,618 inspections completed as scheduled.

The third strategic goal for MABCD is to complete a commercial plan to review projects and have them ready for permit issuance within an average of 14 total days. Due to personnel shortages, this section experienced a 20.0 percent loss in capacity for the year. Despite the setback, the Department maintained a 16-day average turn-around time, a 14.3 percent increase over 2021.



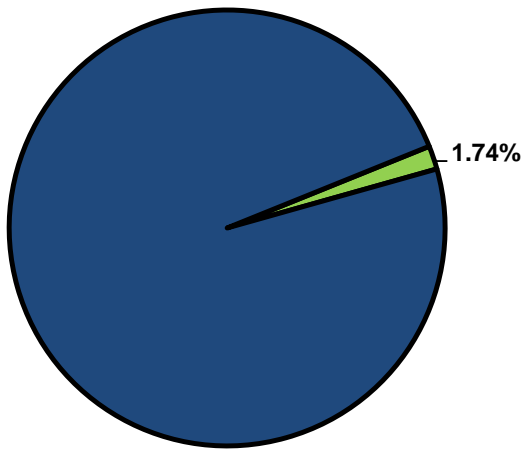
Significant Budget Adjustments

Significant adjustments to the Metropolitan Area Building and Construction Department's 2024 budget include an increase in contractals (\$500,000) for the addition of a Code Inspection & Enforcement Fund contingency, an increase in licenses and permits (\$330,347) to bring in-line with anticipated revenues, a decrease in interfund transfers (\$302,660) for transfer to Fire District 1 for fire code inspection services, an increase in contractals (\$75,000) for commercial building and nuisance abatement funds, and a decrease in personnel (\$48,903) due to the elimination of 0.71 full-time equivalent (FTE) Environmental Inspector position.

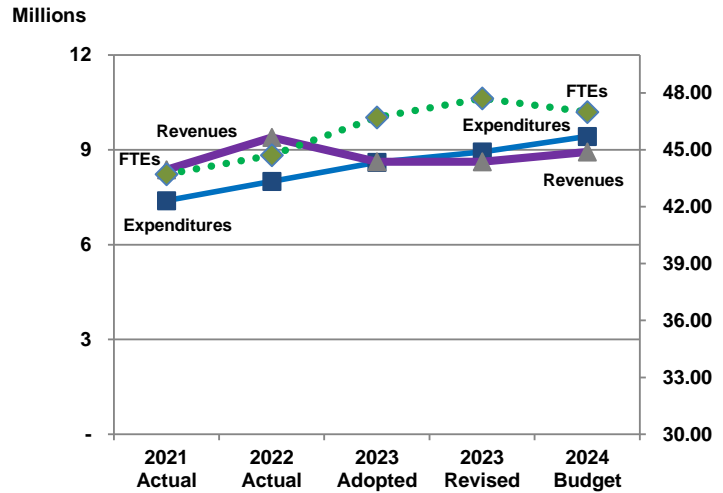
Departmental Graphical Summary

MABCD

Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amount Chg '23 Rev.-'24	% Chg '23 Rev.-'24
Expenditures							
Personnel	2,961,401	3,341,234	4,040,389	4,044,517	4,272,059	227,542	5.63%
Contractual Services	4,295,243	4,462,337	4,295,618	4,295,591	4,981,174	685,583	15.96%
Debt Service	-	-	-	-	-	-	-
Commodities	48,413	110,184	187,040	187,040	89,481	(97,559)	-52.16%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	27,050	-	(27,050)	-100.00%
Interfund Transfers	88,646	86,659	84,614	383,174	83,094	(300,080)	-78.31%
Total Expenditures	7,393,703	8,000,415	8,607,661	8,937,371	9,425,808	488,437	5.47%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	8,240,700	9,287,971	8,489,775	8,489,775	8,820,122	330,347	3.89%
Intergovernmental	-	-	-	-	-	-	-
Charges for Services	116,993	103,131	122,917	122,917	108,373	(14,544)	-11.83%
All Other Revenue	11,169	849	11,620	11,620	904	(10,716)	-92.22%
Total Revenues	8,368,862	9,391,951	8,624,312	8,624,312	8,929,399	305,086	3.54%
Full-Time Equivalents (FTEs)							
Property Tax Funded	43.71	44.71	46.71	47.71	-	(47.71)	-100.00%
Non-Property Tax Funded	-	-	-	-	47.00	47.00	
Total FTEs	43.71	44.71	46.71	47.71	47.00	(0.71)	-1.49%

Budget Summary by Fund

Fund	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amount Chg '23 Rev.-'24	% Chg '23 Rev.-'24
General Fund	7,393,703	8,000,415	8,607,661	8,937,371	-	(8,937,371)	-100.00%
Code Insp & Enforce Fund	-	-	-	-	9,425,808	9,425,808	
Total Expenditures	7,393,703	8,000,415	8,607,661	8,937,371	9,425,808	488,437	5.47%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in contractals for addition of a Code Inspection & Enforcement Fund contingency	500,000		
Increase in licenses and permits to bring in-line with anticipated revenue		330,347	
Decrease in interfund transfers for transfer to Fire District 1 for fire code inspection services	(302,660)		
Increase in contractals for commercial building and nuisance abatement funds	75,000		
Decrease in personnel due to the elimination of 0.71 FTE Environmental Inspector Position	(48,903)		(0.71)
Total	223,437	330,347	(0.71)

Budget Summary by Program

Program	Fund	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	% Chg '23 Rev.-'24	2024 FTEs
Building Administration	Multi.	1,369,575	1,541,461	2,035,436	1,970,436	1,990,983	1.04%	16.50
Building Inspection	Multi.	1,647,275	1,961,912	2,422,424	2,813,103	2,629,451	-6.53%	27.00
Land Use	Multi.	356,052	372,630	424,707	424,707	468,392	10.29%	3.00
Expend. & Transition Fund	Multi.	379,515	332,848	125,094	129,125	236,982	83.53%	0.50
Support Cost Reimb. Fund	Multi.	3,641,287	3,791,563	3,600,000	3,600,000	3,600,000	0.00%	-
Code Insp & Enforcement	552	-	-	-	-	500,000	100.00%	-
Total		7,393,703	8,000,415	8,607,661	8,937,371	9,425,808	5.47%	47.00

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2023 Adopted	2023 Revised	2024 Budget	2023 Adopted	2023 Revised	2024 Budget
MABCD Director	110	APPOINT	141,540	155,921	155,921	1.00	1.00	1.00
Chief Building Inspector	110	GRADE67	-	-	89,185	-	-	1.00
IT Architect	110	GRADE67	-	-	77,804	-	-	1.00
Senior Application Manager	110	GRADE67	-	-	74,851	-	-	1.00
Water Quality Specialist	110	GRADE66	-	-	90,289	-	-	1.00
Building Plan Examiner	110	GRADE63	-	-	210,949	-	-	3.00
Building Inspector IV	110	GRADE62	-	-	327,663	-	-	5.00
Codes and Flood Plain Technician	110	GRADE61	-	-	74,152	-	-	1.00
Domestic Well Specialist	110	GRADE61	-	-	74,734	-	-	1.00
Building Inspector III	110	GRADE59	-	-	179,837	-	-	3.00
Senior Permit Technician	110	GRADE59	-	-	108,286	-	-	2.00
Building Inspector II	110	GRADE58	-	-	776,013	-	-	14.00
Building Inspector I	110	GRADE57	-	-	112,905	-	-	2.00
Administrative Support IV	110	GRADE55	-	-	49,920	-	-	1.00
Codes Specialist - Building	110	GRADE55	-	-	43,893	-	-	1.00
Administrative Support III	110	GRADE54	-	-	82,373	-	-	2.00
Codes Specialist - Trades	110	GRADE54	-	-	166,902	-	-	4.00
Call Center Specialist	110	GRADE53	-	-	36,118	-	-	1.00
IT Architect	110	GRADE136	99,351	77,804	-	1.00	1.00	-
Chief Building Inspector	110	GRADE135	75,877	86,030	-	1.00	1.00	-
Senior Application Manager	110	GRADE135	67,911	67,828	-	1.00	1.00	-
Water Quality Specialist	110	GRADE134	79,165	87,208	-	1.00	1.00	-
Building Plan Examiner	110	GRADE131	135,809	205,434	-	2.00	3.00	-
Building Inspector IV	110	GRADE130	279,968	310,116	-	5.00	5.00	-
Codes and Flood Plain Technician	110	GRADE129	67,319	74,148	-	1.00	1.00	-
Domestic Well Specialist	110	GRADE129	70,581	74,732	-	1.00	1.00	-
Senior Permit Technician	110	GRADE127	89,066	98,124	-	2.00	2.00	-
Building Inspector III	110	GRADE127	151,049	155,619	-	3.00	3.00	-
Building Inspector II	110	GRADE125	734,317	666,744	-	15.00	14.00	-
Building Inspector I	110	GRADE124	99,340	120,665	-	2.00	2.00	-
Administrative Support IV	110	GRADE123	45,296	49,916	-	1.00	1.00	-
Environmental Inspector	110	GRADE123	25,062	26,833	-	0.71	0.71	-
Administrative Support III	110	GRADE122	73,956	80,419	-	2.00	2.00	-
Codes Specialist - Building	110	GRADE122	34,518	38,031	-	1.00	1.00	-
Call Center Specialist	110	GRADE121	32,673	34,278	-	1.00	1.00	-
Codes Specialist - Trades	110	GRADE120	131,749	145,117	-	4.00	4.00	-
Administrative Support I	110	GRADE118	27,661	29,598	29,598	1.00	1.00	1.00
Building Inspector	110	EXCEPT	-	5,000	5,000	-	1.00	1.00
Subtotal					2,766,394			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					109,882			
Overtime/On Call/Holiday Pay					43,683			
Benefits					1,352,101			
Total Personnel Budget					4,272,059	46.71	47.71	47.00

• 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 ten class two and three municipalities within Sedgwick County via Memorandum of Understanding agreements. The County receives half of the permit fees for the class two and class three cities while providing all inspection services. Additionally, the building and trade permit and license administration staff licenses all individual contractors along with building and trade companies and furnishes zoning and subdivision information to citizens, realtors, appraisers, and contractors.

Fund(s): Code Inspection & Enforcement Fund 552 / County General Fund 110

Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	947,445	1,052,459	1,416,746	1,351,746	1,389,946	38,200	2.8%
Contractual Services	397,963	433,589	458,850	458,850	540,806	81,956	17.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	24,167	55,413	159,840	159,840	60,231	(99,609)	-62.3%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	1,369,575	1,541,461	2,035,436	1,970,436	1,990,983	20,547	1.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	112	2,107	119	119	2,235	2,117	1781.3%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	112	2,107	119	119	2,235	2,117	1781.3%
Full-Time Equivalents (FTEs)	5.50	14.50	17.00	16.50	16.50	-	0.0%

• Building Inspection

The Building Inspection program inspects all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and ten class two and class three 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 by plan review staff for code compliance prior to receiving a permit and beginning construction. This group works directly with architects, engineers, and developers to ensure plans are accurate.

Fund(s): Code Inspection & Enforcement Fund 552 / County General Fund 110

Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	1,497,455	1,741,800	2,235,148	2,296,118	2,417,852	121,735	5.3%
Contractual Services	138,601	171,451	170,475	170,475	190,599	20,124	11.8%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	11,219	48,661	16,800	16,800	21,000	4,200	25.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	27,050	-	(27,050)	-100.0%
Interfund Transfers	-	-	-	302,660	-	(302,660)	-100.0%
Total Expenditures	1,647,275	1,961,912	2,422,424	2,813,103	2,629,451	(183,652)	-6.5%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	29	-	-	31	31	0.0%
Total Revenues	-	29	-	-	31	31	0.0%
Full-Time Equivalents (FTEs)	6.00	25.00	26.00	27.00	27.00	-	0.0%

• 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. Zoning regulations include reviewing and monitoring conditional uses, home based 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): Code Inspection & Enforcement Fund 552 / County General Fund 110

Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	321,690	337,569	388,495	388,495	353,973	(34,522)	-8.9%
Contractual Services	33,695	34,190	35,893	35,893	113,669	77,776	216.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	667	871	320	320	750	430	134.4%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	356,052	372,630	424,707	424,707	468,392	43,685	10.3%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	3.71	3.71	3.71	3.71	3.00	(0.71)	-19.1%

• 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 the Metropolitan Area Building & Construction Department (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 expenditures that moved to the County with the creation of MABCD and accommodates the continued transition of staff (0.5 FTE) and vehicles from City to County payrolls. This fund center is also used for contractual and commodity expenditures of these positions in the City Neighborhood Inspection Section.

Fund(s): Code Inspection & Enforcement Fund 552 / County General Fund 110

Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	194,811	209,406	-	8,158	110,288	102,130	1251.9%
Contractual Services	83,697	31,545	30,400	30,373	36,100	5,727	18.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	12,360	5,239	10,080	10,080	7,500	(2,580)	-25.6%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	88,646	86,659	84,614	80,514	83,094	2,580	3.2%
Total Expenditures	379,515	332,848	125,094	129,125	236,982	107,857	83.5%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	116,881	101,024	122,798	122,798	106,138	(16,661)	-13.6%
All Other Revenue	11,169	839	11,620	11,620	873	(10,747)	-92.5%
Total Revenues	128,050	101,863	134,419	134,419	107,011	(27,408)	-20.4%
Full-Time Equivalents (FTEs)	28.50	1.50	-	0.50	0.50	-	0.0%

• 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 the City of Wichita and then reimbursed on a quarterly basis by Sedgwick County.

Fund(s): Code Inspection & Enforcement Fund 552 / County General Fund 110							
Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	3,641,287	3,791,563	3,600,000	3,600,000	3,600,000	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	3,641,287	3,791,563	3,600,000	3,600,000	3,600,000	-	0.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	8,240,700	9,287,951	8,489,775	8,489,775	8,820,122	330,347	3.9%
Total Revenues	8,240,700	9,287,951	8,489,775	8,489,775	8,820,122	330,347	3.9%
Full-Time Equivalentents (FTEs)	-	-	-	-	-	-	0.0%

• Code Inspection and Enforcement Fund

The Code Inspection and Enforcement Fund is utilized for revenue-based expenditures specific to MABCD and for costs incurred in direct support of activities related to the building industry. Revenue is collected from licensing and permit fees paid to MABCD and is not associated with or supported by any general tax revenues. Expenditures in this area include personnel, vehicles, technology systems, and other equipment used in support of administrative, licensing, permitting, code/plan review, and inspections services. All charged fees are based on a model for cost-recovery for required department operations. The fund allocation provides a percentage allowance to assist with combating blight and nuisance conditions that adversely effect community safety and the building industry as a whole.

Fund(s): Code Inspection & Enforcement Fund 552							
Expenditures	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2024 Budget	Amnt. Chg. '23 - '24	% Chg. '23 - '24
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	-	-	500,000	500,000	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	-	-	-	-	500,000	500,000	0.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	-	-	-	-	-	0.0%
Full-Time Equivalentents (FTEs)	-	-	-	-	-	-	0.0%