

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.*

Tom Stolz
Director

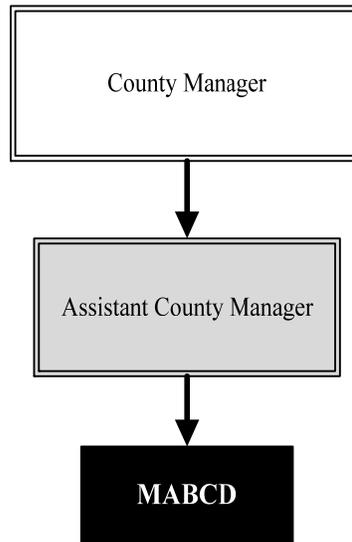
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Overview

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

In addition, the Department has staff that permits and inspects all water well and wastewater activities in unincorporated Sedgwick County and 12 municipalities within the County. The Department also manages all commercial and residential zoning and signage issues plus reviews all flood plain issues in the unincorporated areas of the County. Finally, the Department manages all housing and nuisance issues within the City of Wichita and unincorporated areas of the County.



Strategic Goals:

- *To ensure that all buildings and homes are soundly built according to contemporary national code standards and provide safety and health for occupants.*
- *Create a one-stop service center for citizens and contractors who build or remodel commercial and residential structures.*
- *Create a system where a single license and permit can be obtained so that construction work can be efficiently accomplished.*

Highlights

- Merged all building and code trade amendments within Wichita and Sedgwick County into a single document
- Unified all licensing and certifications of trade professionals in 2013
- Merged and organized staff from Wichita and Sedgwick County through a series of job reclassifications and organizational restructuring
- Provided prompt and fair due process to building professionals and home owners through weekly variance meetings and the work of the advisory boards



Accomplishments and Priorities

Accomplishments

Several accomplishments have occurred within MABCD in 2014, as the merger process progressed between the City of Wichita and Sedgwick County. All building and trade code amendments within Wichita and Sedgwick County have been successfully merged into a single document, so that perspective contractors and homeowners have a single set of codes to follow when building or renovating properties. In addition, all advisory groups related to the building industry have been unified into single boards in each of the four trade fields: building, plumbing, mechanical and electrical.

Staff from Wichita and Sedgwick County have been merged and organized together through a series of job reclassifications and organizational restructuring. Finally, all licensing and certifications of trade professionals were unified, which allows a trades contractor to obtain only one license through a single entity to work anywhere in the City of Wichita, 12 municipalities in Sedgwick County and in the unincorporated areas of Sedgwick County.

Priorities

MABCD has employed nine major goals for 2014 with the overarching objective of completing the City/County merger, so that external customers will not recognize any difference between City and County operations. The goals are:

- Reorganize building /inspectors and deploy combination inspectors regarding new residential building projects;
- Finish Reclassification studies regarding department positions;
- Consolidate permit fees;
- Unify licensing/certificates for contractors;
- Revise Neighborhood Inspector processes and enhance cross training;
- Complete CEU and license study for MABCD inspectors;
- Identify consolidated site locations and initiate process to relocate;
- Work toward new code adoption – building and all trades; and
- Comprehensive Fee Study completed.

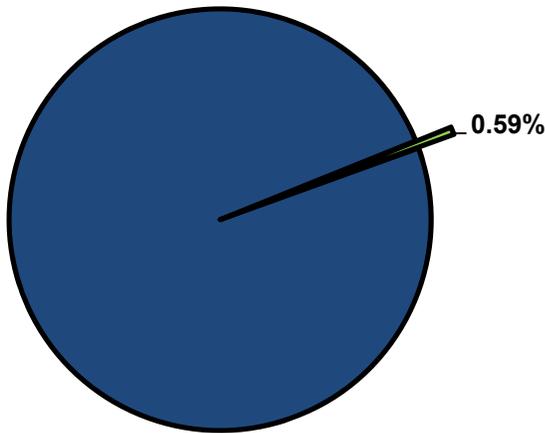


Significant Budget Adjustments

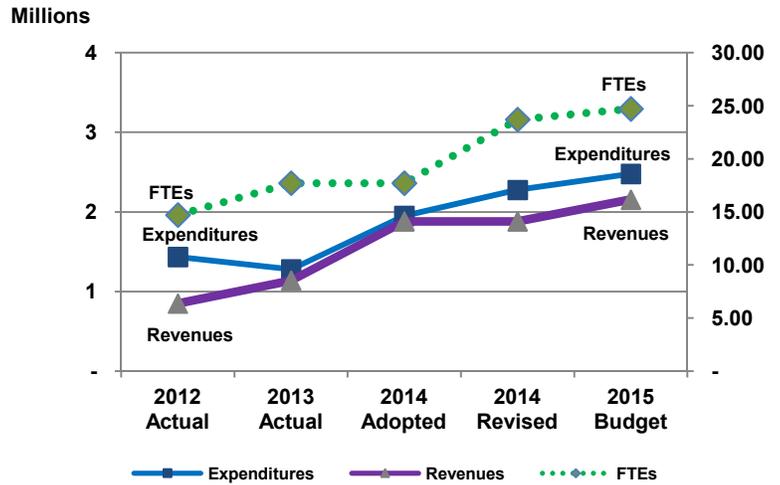
Changes to the MABCD's 2015 adopted budget include an additional \$30,000 in contractual services to provide staff training, \$12,250 in commodities to purchase new code books and staff uniforms, and the addition of 1.0 FTE Senior Application Manager position to accommodate the transition of the MABCD software system from the City of Wichita to Sedgwick County as part of the merger.

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

| | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amount Chg '14 Rev.-'15 | % Chg '14 Rev.-'15 |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------------|--------------------|
| Expenditures | | | | | | | |
| Personnel | 893,369 | 1,153,727 | 1,391,181 | 1,651,792 | 1,887,476 | 235,684 | 14.27% |
| Contractual Services | 393,467 | 99,495 | 365,617 | 372,454 | 366,532 | (5,922) | -1.59% |
| Debt Service | - | - | - | - | - | - | - |
| Commodities | 146,805 | 26,486 | 193,015 | 251,978 | 224,162 | (27,816) | -11.04% |
| Capital Improvements | - | - | - | - | - | - | - |
| Capital Equipment | - | - | - | - | - | - | - |
| Interfund Transfers | - | - | - | - | - | - | - |
| Total Expenditures | 1,433,640 | 1,279,708 | 1,949,813 | 2,276,224 | 2,478,170 | 201,946 | 8.87% |
| Revenues | | | | | | | |
| Tax Revenues | - | - | - | - | - | - | - |
| Licenses and Permits | - | - | - | - | - | - | - |
| Intergovernmental | - | 162,644 | 487,431 | 487,431 | 876,071 | 388,640 | 79.73% |
| Charges for Services | 512,277 | 955,241 | 1,050,862 | 1,050,862 | 1,056,610 | 5,748 | 0.55% |
| All Other Revenue | 336,241 | 19,814 | 343,000 | 343,000 | 222,310 | (120,690) | -35.19% |
| Total Revenues | 848,519 | 1,137,699 | 1,881,293 | 1,881,293 | 2,154,991 | 273,698 | 14.55% |
| Full-Time Equivalents (FTEs) | | | | | | | |
| Property Tax Funded | 14.71 | 17.71 | 17.71 | 23.71 | 24.71 | 1.00 | 4.22% |
| Non-Property Tax Funded | - | - | - | - | - | - | - |
| Total FTEs | 14.71 | 17.71 | 17.71 | 23.71 | 24.71 | 1.00 | 4.22% |

Budget Summary by Fund

| Fund | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amount Chg '14 Rev.-'15 | % Chg '14 Rev.-'15 |
|---------------------------|------------------|------------------|------------------|------------------|------------------|-------------------------|--------------------|
| General Fund | 1,410,814 | 1,279,708 | 1,949,813 | 2,276,224 | 2,478,170 | 201,946 | 8.87% |
| Miscellaneous Grants | 22,826 | - | - | - | - | - | - |
| Total Expenditures | 1,433,640 | 1,279,708 | 1,949,813 | 2,276,224 | 2,478,170 | 201,946 | 8.87% |

Significant Budget Adjustments from Prior Year Revised Budget

| | Expenditures | Revenues | FTEs |
|--|----------------|----------|------------|
| Addition to contractual services budget for the purchase of staff training | 30,000 | | |
| Addition to commodities budget to purchase professional materials and staff uniforms | 12,250 | | |
| Addition of 1.0 FTE Senior Application Manager position related to MABCD software | 89,353 | | 1.0 |
| Total | 131,603 | - | 1.0 |

Budget Summary by Program

| Program | Fund | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | % Chg '14 Rev.-'15 | 2015 FTEs |
|---------------------|--------|------------------|------------------|------------------|------------------|------------------|--------------------|--------------|
| Code & LEPP | Multi. | 675,656 | 333,732 | 636,358 | 703,650 | 672,688 | -4.40% | 4.50 |
| Building Inspection | 110 | 447,057 | 449,052 | 489,754 | 491,943 | 507,531 | 3.17% | 6.00 |
| Land Use | 110 | 310,927 | 321,363 | 336,270 | 337,634 | 332,553 | -1.50% | 3.71 |
| MABCD - CoW Reim. | 110 | - | 175,562 | 487,431 | 742,997 | 965,399 | 29.93% | 10.50 |
| Total | | 1,433,640 | 1,279,708 | 1,949,813 | 2,276,224 | 2,478,170 | 8.87% | 24.71 |

Personnel Summary By Fund

| Position Titles | Fund | Grade | Budgeted Compensation Comparison | | | FTE Comparison | | |
|---------------------------------------|------|----------|----------------------------------|--------------|------------------|----------------|--------------|--------------|
| | | | 2014 Adopted | 2014 Revised | 2015 Budget | 2014 Adopted | 2014 Revised | 2015 Budget |
| Director of MABCD | 110 | GRADE142 | 122,000 | 127,860 | 127,860 | 1.00 | 1.00 | 1.00 |
| Senior Application Manager | 110 | GRADE135 | 70,000 | 72,816 | 133,593 | 1.00 | 1.00 | 2.00 |
| Senior Administrative Project Manager | 110 | GRADE133 | 51,403 | 57,448 | 57,448 | 1.00 | 1.00 | 1.00 |
| Water Quality Specialist | 110 | GRADE133 | 61,767 | 64,973 | 64,973 | 1.00 | 1.00 | 1.00 |
| Assistant MABCD Director | 110 | GRADE132 | 55,056 | 66,382 | 66,382 | 1.00 | 1.00 | 1.00 |
| Building Plan Examiner | 110 | GRADE130 | 47,522 | 52,987 | 52,987 | 1.00 | 1.00 | 1.00 |
| Building Plans Examiner | 110 | GRADE130 | 47,258 | 105,906 | 105,906 | 1.00 | 2.00 | 2.00 |
| Building Inspector III | 110 | GRADE129 | - | 45,344 | 45,344 | - | 1.00 | 1.00 |
| Codes and Flood Plain Technician | 110 | GRADE129 | 47,600 | 50,070 | 50,070 | 1.00 | 1.00 | 1.00 |
| Combination Inspector | 110 | GRADE129 | 130,570 | 148,042 | 148,042 | 3.00 | 3.00 | 3.00 |
| Domestic Well Specialist | 110 | GRADE129 | 58,327 | 61,354 | 61,354 | 1.00 | 1.00 | 1.00 |
| Senior Permit Technician | 110 | GRADE127 | - | 47,258 | 47,258 | - | 1.00 | 1.00 |
| Building Inspector III | 110 | GRADE126 | 75,323 | 80,304 | 80,304 | 2.00 | 2.00 | 2.00 |
| Administrative Technician | 110 | GRADE124 | - | 35,832 | 35,832 | - | 1.00 | 1.00 |
| Building Inspector II | 110 | GRADE124 | - | 71,665 | 71,665 | - | 2.00 | 2.00 |
| Environmental Inspector | 110 | GRADE123 | 23,778 | 24,550 | 24,550 | 0.71 | 0.71 | 0.71 |
| Codes Specialist - Building | 110 | GRADE120 | 40,548 | 32,084 | 32,084 | 1.00 | 1.00 | 1.00 |
| Codes Specialist - Trade | 110 | GRADE120 | 57,805 | 59,164 | 59,164 | 2.00 | 2.00 | 2.00 |
| Subtotal | | | | | 1,264,816 | | | |
| Add: | | | | | | | | |
| Budgeted Personnel Savings | | | | | - | | | |
| Compensation Adjustments | | | | | 49,706 | | | |
| Overtime/On Call/Holiday Pay | | | | | 91 | | | |
| Benefits | | | | | 572,863 | | | |
| Total Personnel Budget | | | | | 1,887,476 | 17.71 | 23.71 | 24.71 |

• 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 10 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. Expenditures for 2014 reflect preliminary estimates related to the merger of the City of Wichita and Sedgwick County budgets for the combined Metropolitan Area Building and Construction Department.

Fund(s): County General Fund 110 / Miscellaneous Grants 279

| Expenditures | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amnt. Chg. '14 - '15 | % Chg. '14 - '15 |
|-------------------------------------|----------------|----------------|------------------|------------------|------------------|-------------------------|---------------------|
| Personnel | 257,476 | 309,531 | 367,148 | 368,640 | 335,676 | (32,964) | -8.9% |
| Contractual Services | 309,650 | 10,422 | 160,635 | 226,435 | 216,032 | (10,403) | -4.6% |
| Debt Service | - | - | - | - | - | - | 0.0% |
| Commodities | 108,530 | 13,779 | 108,575 | 108,575 | 120,980 | 12,405 | 11.4% |
| Capital Improvements | - | - | - | - | - | - | 0.0% |
| Capital Equipment | - | - | - | - | - | - | 0.0% |
| Interfund Transfers | - | - | - | - | - | - | 0.0% |
| Total Expenditures | 675,656 | 333,732 | 636,358 | 703,650 | 672,688 | (30,962) | -4.4% |
| Revenues | | | | | | | |
| Taxes | - | - | - | - | - | - | 0.0% |
| Intergovernmental | - | 381 | - | - | - | - | 0.0% |
| Charges For Service | 512,277 | 959,481 | 1,050,862 | 1,050,862 | 1,056,610 | 5,748 | 0.5% |
| All Other Revenue | 336,241 | 19,814 | 343,000 | 343,000 | 222,310 | (120,690) | -35.2% |
| Total Revenues | 848,519 | 979,676 | 1,393,862 | 1,393,862 | 1,278,920 | (114,942) | -8.2% |
| Full-Time Equivalents (FTEs) | 5.00 | 4.50 | 4.50 | 4.50 | 4.50 | - | 0.0% |

• Building Inspection

The Building Inspection program inspects construction projects in Wichita, unincorporated Sedgwick County, and 10 other 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 prior to construction. In addition to building inspections, the department enforces the sanitary code for unincorporated areas of the County which involves review of soil and groundwater information for permitting private wastewater disposal systems, subdivision reviews for private wastewater system approval, complaints, and consultations for existing wastewater systems. Before any structure is built in the county, building staff checks county floodplain regulations which have been adopted and FEMA issued maps to insure that buildings are properly and safely planned.

Fund(s): County General Fund 110

| Expenditures | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amnt. Chg. '14 - '15 | % Chg. '14 - '15 |
|-------------------------------------|----------------|----------------|-----------------|-----------------|----------------|-------------------------|---------------------|
| Personnel | 366,577 | 390,581 | 409,154 | 411,343 | 452,636 | 41,292 | 10.0% |
| Contractual Services | 42,809 | 48,680 | 42,880 | 42,880 | 17,145 | (25,735) | -60.0% |
| Debt Service | - | - | - | - | - | - | 0.0% |
| Commodities | 37,670 | 9,790 | 37,720 | 37,720 | 37,750 | 30 | 0.1% |
| Capital Improvements | - | - | - | - | - | - | 0.0% |
| Capital Equipment | - | - | - | - | - | - | 0.0% |
| Interfund Transfers | - | - | - | - | - | - | 0.0% |
| Total Expenditures | 447,057 | 449,052 | 489,754 | 491,943 | 507,531 | 15,587 | 3.2% |
| Revenues | | | | | | | |
| Taxes | - | - | - | - | - | - | 0.0% |
| Intergovernmental | - | - | - | - | - | - | 0.0% |
| Charges For Service | - | (4,240) | - | - | - | - | 0.0% |
| All Other Revenue | - | - | - | - | - | - | 0.0% |
| Total Revenues | - | (4,240) | - | - | - | - | 0.0% |
| Full-Time Equivalents (FTEs) | 6.00 | 6.00 | 6.00 | 6.00 | 6.00 | - | 0.0% |

• 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): County General Fund 110

| Expenditures | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amnt. Chg. '14 - '15 | % Chg. '14 - '15 |
|-------------------------------------|----------------|----------------|-----------------|-----------------|----------------|-------------------------|---------------------|
| Personnel | 269,315 | 282,912 | 294,570 | 295,934 | 311,143 | 15,209 | 5.1% |
| Contractual Services | 41,008 | 36,683 | 41,090 | 40,090 | 20,355 | (19,735) | -49.2% |
| Debt Service | - | - | - | - | - | - | 0.0% |
| Commodities | 604 | 1,768 | 610 | 1,610 | 1,055 | (555) | -34.5% |
| Capital Improvements | - | - | - | - | - | - | 0.0% |
| Capital Equipment | - | - | - | - | - | - | 0.0% |
| Interfund Transfers | - | - | - | - | - | - | 0.0% |
| Total Expenditures | 310,927 | 321,363 | 336,270 | 337,634 | 332,553 | (5,081) | -1.5% |
| 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 | 3.71 | - | 0.0% |

• MABCD - City of Wichita Reimbursement

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 Department. While the transition is under way, this program allows for the County to be reimbursed for costs it incurs through charges for service collected by the City of Wichita. As staff positions become vacant at the City of Wichita and migrate to the County staffing table, budget authority is added to this fund center from the County's Operating Reserve and the actual expenses reimbursed from the City of Wichita. As appropriate, additional costs related to the merger, including software and software maintenance costs, will be paid from this fund center and reimbursed by the City of Wichita until the transition is complete and all revenues are received by Sedgwick County, the managing partner.

Fund(s): County General Fund 110

| Expenditures | 2012 Actual | 2013 Actual | 2014 Adopted | 2014 Revised | 2015 Budget | Amnt. Chg. '14 - '15 | % Chg. '14 - '15 |
|-------------------------------------|----------------|----------------|-----------------|-----------------|----------------|-------------------------|---------------------|
| Personnel | - | 170,703 | 320,309 | 575,875 | 788,022 | 212,147 | 36.8% |
| Contractual Services | - | 3,709 | 121,012 | 63,049 | 113,000 | 49,951 | 79.2% |
| Debt Service | - | - | - | - | - | - | 0.0% |
| Commodities | - | 1,149 | 46,110 | 104,073 | 64,377 | (39,696) | -38.1% |
| Capital Improvements | - | - | - | - | - | - | 0.0% |
| Capital Equipment | - | - | - | - | - | - | 0.0% |
| Interfund Transfers | - | - | - | - | - | - | 0.0% |
| Total Expenditures | - | 175,562 | 487,431 | 742,997 | 965,399 | 222,402 | 29.9% |
| Revenues | | | | | | | |
| Taxes | - | - | - | - | - | - | 0.0% |
| Intergovernmental | - | 162,263 | 487,431 | 487,431 | 876,071 | 388,640 | 79.7% |
| Charges For Service | - | - | - | - | - | - | 0.0% |
| All Other Revenue | - | - | - | - | - | - | 0.0% |
| Total Revenues | - | 162,263 | 487,431 | 487,431 | 876,071 | 388,640 | 79.7% |
| Full-Time Equivalents (FTEs) | - | 3.50 | 3.50 | 9.50 | 10.50 | 1.00 | 10.5% |