

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**

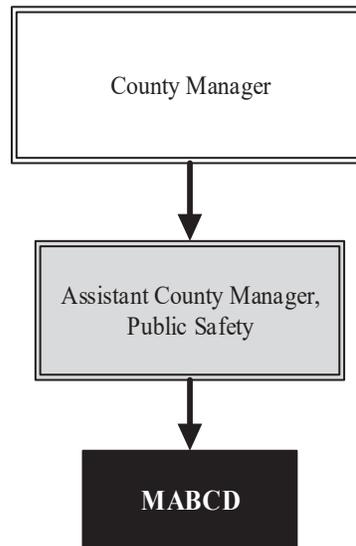
271 W. 3rd
Wichita, KS 67202
316.660.1840

christopher.labrum@sedgwick.gov

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*
- *Create a one-stop, customer friendly service center for citizens and contractors who build and/or remodel commercial and residential structures*
- *Create a streamlined license and permit process to facilitate a rapid and efficient start to construction/building projects*

Highlights

- Implemented electronic plan review submittal in 2017, allowing plans review staff to work electronically with architects and engineers throughout Sedgwick County
- Completed move and began full operations in the Ronald Reagan Building to create a one-stop service for development and building projects in Wichita/Sedgwick County
- Enacted and executed highly successful Wichita City Code Enforcement Liaison and Illegal Dumping Abatement programs
- Adopted a dual plumbing code - International Plumbing Code and Uniform Plumbing Code



Accomplishments and Priorities

Accomplishments

The Construction Division is now fully staffed and inspecting all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and ten class 2/3 County municipalities. This included successfully adopting the 2015 International Plumbing, International Fuel Gas, and International Mechanical Codes. The Housing Division implemented highly successful Illegal Dumping Clean-up, Code Enforcement Liaison, and Neighborhood Inspection Partnership programs. They also began a paperless case documentation and inspection process that will be adopted by all of MABCD.

The implementation of electronic plans review will assist the construction industry and save thousands of dollars per year in reduced plan copy costs. MABCD will also begin storing archived plans electronically and will no longer need to warehouse large, hard copy plans, thus allowing them to be easily retrieved for future needs. Additionally, a new mobile tool within the Hansen inspection and permitting software will allow inspection staff to complete follow-up documentation while on the inspection site. Information will be timely, and this will provide the contractors with immediate feedback regarding their requested inspection.

Priorities

MABCD has ten major priorities for 2018 in support of the strategic goals. These are: (1) implement a consolidated MABCD policies and procedures manual to facilitate better training and qualification of employees while ensuring consistent customer/public service; (2) fully implement a streamlined process and maximize participation in the electronic plan review program; (3) review, prepare, and present new 2018 International Building and International Residential Codes for adoption; (4) complete review and adoption of Electrical, Elevator, and Electrical Sign Codes; (5) complete adoption of the revised Sedgwick County Sign Code; (6) expand neighborhood clean-up and abatement programs to include revamping the previous Wichita City "Neighbor-to-Neighbor" program to reduce cost and better address issues of neighborhood blight; (7) upgrade Building, Trades, and Housing Mobility inspection tools to further improve timeliness and quality of services; (8) receive, evaluate, and implement findings from the FEMA Flood Plan Audit report; (9) expand paperless case documentation and inspection processes to all MABCD divisions; (10) make final modifications to administrative and training areas and improve security measures within the Ronald Reagan Building.

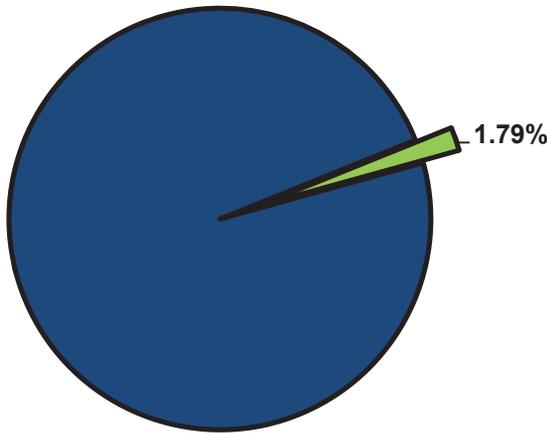


Significant Budget Adjustments

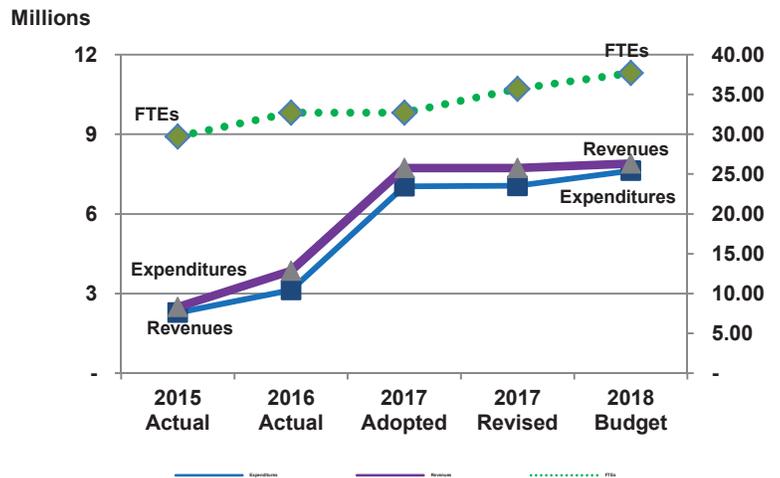
Significant adjustments to the Metropolitan Area Building and Construction Department's 2018 budget include an increase of \$200,000 for merchant service fees, an increase of \$94,054 for 1.0 FTE Electrical/Elevator Inspector position, and \$55,819 for 1.0 FTE Administrative Staff member to be utilized in dispatch, clerical, and permit issue. As an integrated, Sedgwick County managed department, the County will maintain responsibility for making quarterly payments to the City of Wichita to cover the cost of the City's employees and related expenditures. The County will also receive all revenue generated by the Department, and these funds will be recorded in a new program, Reimbursement to the City of Wichita.

Divisional Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amount Chg '17 Rev.-'18	% Chg '17 Rev.-'18
Expenditures							
Personnel	2,004,538	2,144,713	2,524,479	2,544,855	2,886,626	341,771	13.43%
Contractual Services	230,788	736,383	3,933,473	4,098,021	4,393,164	295,143	7.20%
Debt Service	-	-	-	-	-	-	-
Commodities	41,440	249,950	461,476	296,928	230,298	(66,630)	-22.44%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	20,100	20,100	23,000	2,900	14.43%
Interfund Transfers	-	-	98,260	98,260	96,986	(1,274)	-1.30%
Total Expenditures	2,276,766	3,131,045	7,037,788	7,058,164	7,630,074	571,910	8.10%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Intergovernmental	1,005,201	1,802,949	-	-	-	-	-
Charges for Services	1,480,422	1,321,713	2,597,654	2,597,654	2,667,353	69,699	2.68%
All Other Revenue	-	727,519	5,125,566	5,125,566	5,228,077	102,511	2.00%
Total Revenues	2,485,623	3,852,180	7,723,220	7,723,220	7,895,430	172,210	2.23%
Full-Time Equivalents (FTEs)							
Property Tax Funded	29.71	32.71	32.71	35.71	37.71	2.00	5.60%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	29.71	32.71	32.71	35.71	37.71	2.00	5.60%

Budget Summary by Fund

Fund	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amount Chg '17 Rev.-'18	% Chg '17 Rev.-'18
General Fund	2,276,766	3,131,045	7,037,788	7,058,164	7,630,074	571,910	8.10%
Total Expenditures	2,276,766	3,131,045	7,037,788	7,058,164	7,630,074	571,910	8.10%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Reduction in funding due to one-time 2017 allocation for mobility upgrade	(100,800)	(100,800)	
Reduction in funding due to one-time 2017 allocation for plotter/scanner	(5,000)	(5,000)	
Addition of Building Inspector II position and related equipment	94,054	94,054	1.00
Addition of Codes Specialist position	55,819	55,819	1.00
Total	44,073	44,073	2.00

Budget Summary by Program

Program	Fund	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	% Chg '17 Rev.-'18	2018 FTEs
Building Administration	110	348,893	326,394	467,388	471,592	441,008	-6.49%	4.50
Building Inspection	110	496,635	438,015	587,938	591,719	602,002	1.74%	6.00
Land Use	110	352,998	364,960	395,933	398,697	414,169	3.88%	3.71
MABCD - CoW Reim.	110	1,078,240	2,001,675	1,981,475	1,991,102	2,364,603	18.76%	23.50
Reimbursement to CoW	110	-	-	3,605,054	3,605,054	3,808,292	5.64%	-
Total		2,276,766	3,131,045	7,037,788	7,058,164	7,630,074	8.10%	37.71

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2017 Adopted	2017 Revised	2018 Budget	2017 Adopted	2017 Revised	2018 Budget
MABCD Director	110	GRADE143	137,962	92,038	92,038	1.00	1.00	1.00
Assistant MABCD Director	110	GRADE136	70,840	65,409	65,409	1.00	1.00	1.00
Building Plan Examiner	110	GRADE143	-	94,373	94,373	-	1.00	1.00
IT Architect	110	GRADE136	88,623	92,168	92,168	1.00	1.00	1.00
Senior Application Manager	110	GRADE135	77,706	80,814	80,814	1.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	61,306	64,494	64,494	1.00	1.00	1.00
Water Quality Specialist	110	GRADE133	69,335	72,247	72,247	1.00	1.00	1.00
Building Plan Examiner	110	GRADE130	115,917	57,512	57,512	2.00	1.00	1.00
Chief Electrical Inspector	110	GRADE130	61,573	65,930	65,930	1.00	1.00	1.00
Chief Plumbing Inspector	110	GRADE130	52,038	48,801	48,801	1.00	1.00	1.00
Building Inspector III	110	GRADE129	45,344	-	-	1.00	-	-
Codes and Flood Plain Technician	110	GRADE129	56,687	59,635	59,635	1.00	1.00	1.00
Combination Inspector	110	GRADE129	45,344	46,477	46,477	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	65,473	68,877	68,877	1.00	1.00	1.00
Electrical Inspector II	110	GRADE129	45,344	-	-	1.00	-	-
Building Inspector IV	110	GRADE127	41,332	89,798	89,798	1.00	2.00	2.00
Senior Permit Technician	110	GRADE127	44,200	47,545	47,545	1.00	1.00	1.00
Building Inspector III	110	GRADE126	122,735	217,499	217,499	3.00	5.00	5.00
Building Inspector II	110	GRADE126	39,166	-	-	1.00	-	-
Building Inspector IV	110	GRADE126	40,862	-	-	1.00	-	-
Administrative Technician	110	GRADE124	36,375	38,411	38,411	1.00	1.00	1.00
Building Inspector II	110	GRADE124	190,769	276,278	276,278	5.00	7.00	7.00
Building Inspector II – Elevator	110	GRADE124	-	-	35,526	-	-	1.00
Building Inspector II	110	GRADE124	-	36,414	36,414	-	1.00	1.00
Electrical Inspector II	110	GRADE124	-	40,200	40,200	-	1.00	1.00
Environmental Inspector	110	GRADE123	27,548	28,650	28,650	0.71	0.71	0.71
Codes Specialist - Building	110	GRADE122	34,570	35,676	35,676	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	91,493	96,739	125,963	3.00	3.00	4.00
Subtotal					1,880,735			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					80,492			
Overtime/On Call/Holiday Pay					42,683			
Benefits					882,717			
Total Personnel Budget					2,886,626	32.71	35.71	37.71

• 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.

Fund(s): County General Fund 110

Expenditures	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amnt. Chg. '17 - '18	% Chg. '17 - '18
Personnel	315,072	313,184	338,021	342,225	326,570	(15,655)	-4.6%
Contractual Services	14,175	8,189	26,167	36,167	25,439	(10,728)	-29.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	19,646	5,022	103,200	93,200	89,000	(4,200)	-4.5%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	348,893	326,394	467,388	471,592	441,008	(30,584)	-6.5%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	1,480,422	1,321,713	1,578,204	1,578,204	-	(1,578,204)	-100.0%
All Other Revenue	-	727,519	-	-	-	-	0.0%
Total Revenues	1,480,422	2,049,232	1,578,204	1,578,204	-	(1,578,204)	-100.0%
Full-Time Equivalents (FTEs)	4.50	4.50	4.50	4.50	4.50	-	0.0%

• Building Inspection

The Building Inspection program inspects all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and ten other 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.

Fund(s): County General Fund 110

Expenditures	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amnt. Chg. '17 - '18	% Chg. '17 - '18
Personnel	456,956	380,095	467,959	471,740	470,944	(796)	-0.2%
Contractual Services	37,065	50,770	68,879	68,879	77,757	8,878	12.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	2,614	7,150	51,100	51,100	53,300	2,200	4.3%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	496,635	438,015	587,938	591,719	602,002	10,283	1.7%
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)	6.00	6.00	6.00	6.00	6.00	-	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 FEMA issued maps to insure 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	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amnt. Chg. '17 - '18	% Chg. '17 - '18
Personnel	315,613	324,582	332,468	335,232	348,138	12,906	3.8%
Contractual Services	36,837	38,743	42,790	42,790	44,976	2,186	5.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	548	1,635	20,675	20,675	21,055	380	1.8%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	352,998	364,960	395,933	398,697	414,169	15,472	3.9%
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 Division. When the transition was under way, this program allowed for the County to be reimbursed for costs it incurred through charges for service collected by the City of Wichita. Now that the merger is complete, when MABCD workers leave City employment they are replaced by County employees, and ownership of the vehicles assigned to former City employees is transferred to the County. The transition of staff and vehicles to the County is accounted in this fund center, and budget authority is added to this fund center from the County's Operating Reserve until the costs are integrated into the Division's operating budget in the following County budget cycle.

Fund(s): County General Fund 110

Expenditures	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amnt. Chg. '17 - '18	% Chg. '17 - '18
Personnel	916,897	1,126,852	1,386,031	1,395,658	1,740,974	345,316	24.7%
Contractual Services	142,711	638,681	190,583	355,131	436,701	81,570	23.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	18,631	236,142	286,501	121,953	66,943	(55,010)	-45.1%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	20,100	20,100	23,000	2,900	14.4%
Interfund Transfers	-	-	98,260	98,260	96,986	(1,274)	-1.3%
Total Expenditures	1,078,240	2,001,675	1,981,475	1,991,102	2,364,603	373,501	18.8%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	1,005,201	1,802,949	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	1,005,201	1,802,949	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	15.50	18.50	18.50	21.50	23.50	2.00	9.3%

• Reimbursement to City of Wichita

The merger of Sedgwick County's Code Enforcement Division and Wichita's Office of Code Inspection into the Metropolitan Area Building and Construction Department (MABCD) under County administrative oversight has combined Wichita employees and vehicles with County employees, vehicles, and equipment. All permit fees collected by MABCD are recorded as revenue of the County. This fund center is used to record all revenue as well as quarterly payments made by the County to the City of Wichita to cover the City's cost of MABCD personnel and vehicles. As MABCD workers leave City employment they are replaced by County employees, and ownership of the vehicles assigned to the former City employees is transferred to the County. Thus, over time the amount of money paid to the City of Wichita from this fund center will diminish, to be replaced by budget authority in one of the other MABCD fund centers.

Fund(s): County General Fund 110

Expenditures	2015 Actual	2016 Actual	2017 Adopted	2017 Revised	2018 Budget	Amnt. Chg. '17 - '18	% Chg. '17 - '18
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	3,605,054	3,605,054	3,808,292	203,238	5.6%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	-	-	3,605,054	3,605,054	3,808,292	203,238	5.6%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	1,019,450	1,019,450	2,667,353	1,647,903	161.6%
All Other Revenue	-	-	5,125,566	5,125,566	5,228,077	102,511	2.0%
Total Revenues	-	-	6,145,016	6,145,016	7,895,430	1,750,414	28.5%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	0.0%