

# 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

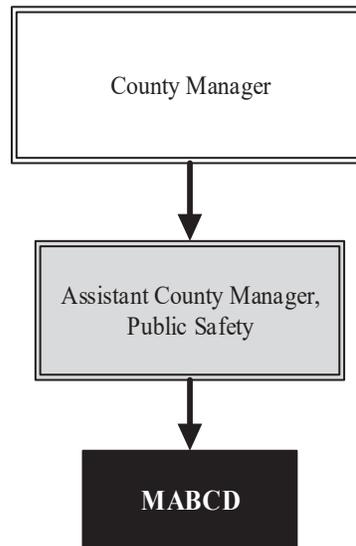
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## Overview

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

- Updated and streamlined processes to require electronic submittal as the primary means of Commercial Building Plan Review
- Executed a successful City Neighborhood Enforcement pilot program to compliment Code Enforcement Liaison activities and provide invaluable data on effectiveness of enforcement activities
- Adopted and implemented latest electrical, elevator, mechanical, and residential codes as well as 2018 Commercial Building Code
- Relocated City Commercial Zoning and Sign functions to the Metropolitan Area Planning Department (MAPD)



# Accomplishments and Priorities

## Accomplishments

The Building and Neighborhood sections performed more than 103,000 inspections, 24,900 permits, and 720 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 the 2017 National Electrical Code and adoption of the 2018 International Mechanical, Residential, and Commercial Building Codes. The Neighborhood section executed a highly successful pilot program that nests with existing Neighborhood Liaison programs to measure effectiveness and sustainability of proactive enforcement techniques in targeted areas of the City of Wichita.

MABCD continued implementation of electronic files and paperless processes, assisting the construction industry and saving thousands of dollars per year in reduced copy costs. The Department will continue the move to storing archived plans electronically, eliminating warehouse storage and allowing records to be easily retrieved for future needs. Additionally, inspectors continue to use mobile tools within the Hansen inspection and permitting software to allow full completion of documentation on the inspection site. This provides contractors with immediate feedback regarding results of scheduled inspections.

## Strategic Results

All MABCD strategic goals and operational efforts are aimed at one Key Performance Indicator (KPI) - to have zero injuries and deaths due to insufficient building and trade code or due to lack of enforcement of code compliance. The Department was fully successful in maintaining zero incidents in this regard in 2017. To facilitate this effort, the Department performed 76,500 building and trades inspections; issued 24,910 building and trades permits; performed 2,497 special use and conveyance inspections; and reviewed 724 commercial building, engineering, and design plans for code and safety compliance.

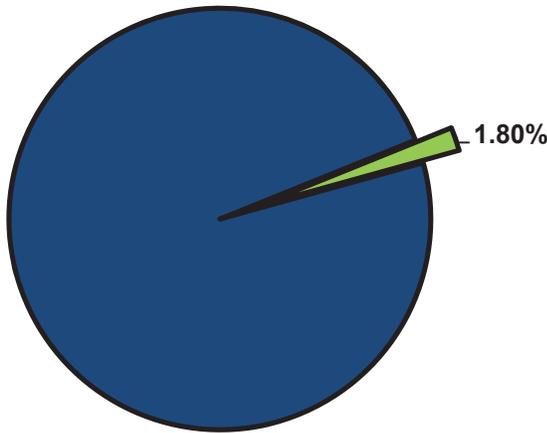


## Significant Budget Adjustments

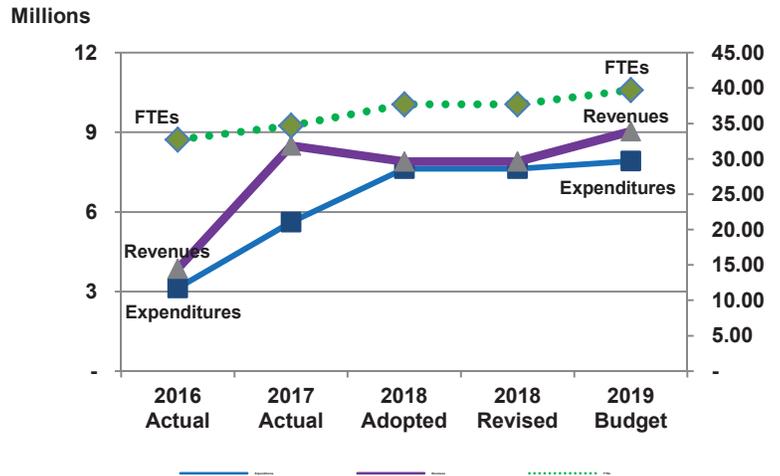
Significant adjustments to the Metropolitan Area Building and Construction Department's 2019 budget include an increase of \$93,230 for 1.0 FTE Plumbing Inspector position and \$93,230 for 1.0 FTE Mechanical Inspector position.

**Divisional Graphical Summary**

**MABCD**  
Percent of Total County Operating Budget



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



**Budget Summary by Category**

	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	Amount Chg '18 Rev.-'19	% Chg '18 Rev.-'19
<b>Expenditures</b>							
Personnel	2,144,713	2,323,855	2,886,626	2,886,626	3,154,845	268,218	9.29%
Contractual Services	736,383	3,093,752	4,393,164	4,393,164	4,367,112	(26,052)	-0.59%
Debt Service	-	-	-	-	-	-	-
Commodities	249,950	94,737	230,298	230,298	230,298	-	0.00%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	23,000	23,000	69,000	46,000	200.00%
Interfund Transfers	-	98,260	96,986	96,986	94,969	(2,017)	-2.08%
<b>Total Expenditures</b>	<b>3,131,045</b>	<b>5,610,604</b>	<b>7,630,074</b>	<b>7,630,074</b>	<b>7,916,224</b>	<b>286,150</b>	<b>3.75%</b>
<b>Revenues</b>							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	727,519	7,865,805	5,216,694	5,216,694	7,960,042	2,743,348	52.59%
Intergovernmental	1,802,949	578,822	-	-	-	-	-
Charges for Services	1,321,713	55,119	2,667,353	2,667,353	1,060,636	(1,606,717)	-60.24%
All Other Revenue	-	-	11,383	11,383	11,610	227	1.99%
<b>Total Revenues</b>	<b>3,852,180</b>	<b>8,499,746</b>	<b>7,895,430</b>	<b>7,895,430</b>	<b>9,032,288</b>	<b>1,136,858</b>	<b>14.40%</b>
<b>Full-Time Equivalents (FTEs)</b>							
Property Tax Funded	32.71	34.71	37.71	37.71	39.71	2.00	5.30%
Non-Property Tax Funded	-	-	-	-	-	-	-
<b>Total FTEs</b>	<b>32.71</b>	<b>34.71</b>	<b>37.71</b>	<b>37.71</b>	<b>39.71</b>	<b>2.00</b>	<b>5.30%</b>

**Budget Summary by Fund**

Fund	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	Amount Chg '18 Rev.-'19	% Chg '18 Rev.-'19
General Fund	3,131,045	5,610,604	7,630,074	7,630,074	7,916,224	286,150	3.75%
<b>Total Expenditures</b>	<b>3,131,045</b>	<b>5,610,604</b>	<b>7,630,074</b>	<b>7,630,074</b>	<b>7,916,224</b>	<b>286,150</b>	<b>3.75%</b>

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

	Expenditures	Revenues	FTEs
Addition of Plumbing Inspector position and related equipment	93,230		1.00
Addition of Mechanical Inspector position and related equipment	93,230		1.00
<b>Total</b>	186,460	-	2.00

**Budget Summary by Program**

Program	Fund	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	% Chg '18 Rev.-'19	2019 FTEs
Building Administration	110	326,394	318,762	441,008	408,410	466,423	14.20%	4.50
Building Inspection	110	438,015	361,621	602,002	602,002	811,215	34.75%	8.00
Land Use	110	364,960	370,824	414,169	414,169	423,011	2.13%	3.71
MABCD - CoW Reim.	110	2,001,675	2,018,333	2,364,603	2,397,201	2,407,283	0.42%	23.50
Reimbursement to CoW	110	-	2,541,064	3,808,292	3,808,292	3,808,292	0.00%	-
<b>Total</b>		<b>3,131,045</b>	<b>5,610,604</b>	<b>7,630,074</b>	<b>7,630,074</b>	<b>7,916,224</b>	<b>3.75%</b>	<b>39.71</b>

**Personnel Summary By Fund**

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2018 Adopted	2018 Revised	2019 Budget	2018 Adopted	2018 Revised	2019 Budget
MABCD Director	110	GRADE143	92,038	117,875	117,875	1.00	1.00	1.00
Assistant MABCD Director	110	GRADE136	65,409	65,738	65,738	1.00	1.00	1.00
Building Plan Examiner	110	GRADE143	94,373	-	-	1.00	-	-
IT Architect	110	GRADE136	92,168	94,472	94,472	1.00	1.00	1.00
Senior Application Manager	110	GRADE135	80,814	82,834	82,834	1.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	64,494	66,107	66,107	1.00	1.00	1.00
Water Quality Specialist	110	GRADE133	72,247	74,053	74,053	1.00	1.00	1.00
Building Plan Examiner	110	GRADE130	57,512	125,884	125,884	1.00	2.00	2.00
Chief Building Inspector	110	GRADE130	65,930	67,566	67,566	1.00	1.00	1.00
Chief Plumbing Inspector	110	GRADE130	48,801	49,046	49,046	1.00	1.00	1.00
Codes and Flood Plain Technician	110	GRADE129	59,635	62,960	62,960	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	68,877	69,713	69,713	1.00	1.00	1.00
Building Inspector IV	110	GRADE127	46,979	48,156	48,156	1.00	1.00	1.00
Senior Permit Technician	110	GRADE127	47,545	90,139	90,139	1.00	2.00	2.00
Building Inspector III	110	GRADE126	253,913	276,036	276,036	6.00	6.00	6.00
Building Inspector II	110	GRADE124	401,099	355,015	426,067	10.00	9.00	11.00
Electrical Inspector II	110	GRADE124	40,200	40,021	40,021	1.00	1.00	1.00
SL Administrative Technician	110	GRADE124	38,411	36,597	36,597	1.00	1.00	1.00
Environmental Inspector	110	GRADE123	28,650	29,366	29,366	0.71	0.71	0.71
Codes Specialist - Building	110	GRADE122	35,676	38,782	38,782	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	125,963	130,487	130,487	4.00	4.00	4.00
<b>Subtotal</b>					<b>1,991,899</b>			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					105,627			
Overtime/On Call/Holiday Pay					42,683			
Benefits					1,014,635			
<b>Total Personnel Budget</b>					<b>3,154,845</b>	<b>37.71</b>	<b>37.71</b>	<b>39.71</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>2016 Actual</b>	<b>2017 Actual</b>	<b>2018 Adopted</b>	<b>2018 Revised</b>	<b>2019 Budget</b>	<b>Amnt. Chg. '18 - '19</b>	<b>% Chg. '18 - '19</b>
Personnel	313,184	301,056	326,570	293,972	352,057	58,085	19.8%
Contractual Services	8,189	(4,258)	25,439	25,439	25,366	(73)	-0.3%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	5,022	21,964	89,000	89,000	89,000	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>326,394</b>	<b>318,762</b>	<b>441,008</b>	<b>408,410</b>	<b>466,423</b>	<b>58,012</b>	<b>14.2%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	1,321,713	-	-	-	-	-	0.0%
All Other Revenue	727,519	1,302,157	-	-	-	-	0.0%
<b>Total Revenues</b>	<b>2,049,232</b>	<b>1,302,157</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>4.50</b>	<b>4.50</b>	<b>4.50</b>	<b>4.50</b>	<b>4.50</b>	<b>-</b>	<b>0.0%</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>2016 Actual</b>	<b>2017 Actual</b>	<b>2018 Adopted</b>	<b>2018 Revised</b>	<b>2019 Budget</b>	<b>Amnt. Chg. '18 - '19</b>	<b>% Chg. '18 - '19</b>
Personnel	380,095	265,481	470,944	470,944	613,739	142,795	30.3%
Contractual Services	50,770	80,569	77,757	77,757	98,176	20,418	26.3%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	7,150	15,572	53,300	53,300	53,300	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	46,000	46,000	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>438,015</b>	<b>361,621</b>	<b>602,002</b>	<b>602,002</b>	<b>811,215</b>	<b>209,213</b>	<b>34.8%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>8.00</b>	<b>2.00</b>	<b>33.3%</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 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	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	Amnt. Chg. '18 - '19	% Chg. '18 - '19
Personnel	324,582	337,867	348,138	348,138	359,255	11,117	3.2%
Contractual Services	38,743	32,498	44,976	44,976	42,701	(2,275)	-5.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	1,635	459	21,055	21,055	21,055	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>364,960</b>	<b>370,824</b>	<b>414,169</b>	<b>414,169</b>	<b>423,011</b>	<b>8,842</b>	<b>2.1%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	800	-	-	500	500	0.0%
<b>Total Revenues</b>	<b>-</b>	<b>800</b>	<b>-</b>	<b>-</b>	<b>500</b>	<b>500</b>	<b>0.0%</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>0.0%</b>

**• 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 Metropolitan Area Building and Construction Department (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	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	Amnt. Chg. '18 - '19	% Chg. '18 - '19
Personnel	1,126,852	1,419,452	1,740,974	1,773,572	1,829,793	56,221	3.2%
Contractual Services	638,681	443,879	436,701	436,701	392,578	(44,123)	-10.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	236,142	56,742	66,943	66,943	66,943	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	23,000	23,000	23,000	-	0.0%
Interfund Transfers	-	98,260	96,986	96,986	94,969	(2,017)	-2.1%
<b>Total Expenditures</b>	<b>2,001,675</b>	<b>2,018,333</b>	<b>2,364,603</b>	<b>2,397,201</b>	<b>2,407,283</b>	<b>10,082</b>	<b>0.4%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	1,802,949	578,822	-	-	-	-	0.0%
Charges For Service	-	55,119	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
<b>Total Revenues</b>	<b>1,802,949</b>	<b>633,941</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>18.50</b>	<b>20.50</b>	<b>23.50</b>	<b>23.50</b>	<b>23.50</b>	<b>-</b>	<b>0.0%</b>

**• Reimbursement to City of Wichita**

The merger of Sedgwick County’s Code Enforcement Division and Wichita’s OCI into the 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	2016 Actual	2017 Actual	2018 Adopted	2018 Revised	2019 Budget	Amnt. Chg. '18 - '19	% Chg. '18 - '19
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	2,541,064	3,808,292	3,808,292	3,808,292	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	-	<b>2,541,064</b>	<b>3,808,292</b>	<b>3,808,292</b>	<b>3,808,292</b>	-	<b>0.0%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	2,667,353	2,667,353	1,060,636	(1,606,717)	-60.2%
All Other Revenue	-	6,562,848	5,228,077	5,228,077	7,971,152	2,743,075	52.5%
<b>Total Revenues</b>	-	<b>6,562,848</b>	<b>7,895,430</b>	<b>7,895,430</b>	<b>9,031,788</b>	<b>1,136,358</b>	<b>14.4%</b>
<b>Full-Time Equivalents (FTEs)</b>	-	-	-	-	-	-	<b>0.0%</b>