

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

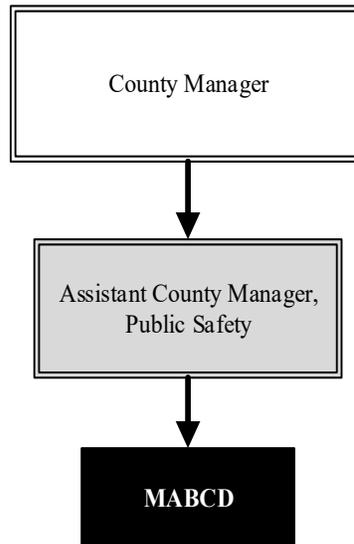
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Overview

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

MABCD staff permits and inspects all water well and wastewater activities in five 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 is dedicated to create safe and secure communities*
- *Provide quality public services to the community while being good stewards of revenue and funds*

Highlights

- Licensed and/or certified 4,087 industry professionals to perform work in the organizations
- Maintained a 10.0 percent fee/revenue reduction on all building permits and plan review fees, saving customers more than \$860,000
- Enacted 2018 International Building and International Existing Building Codes
- Increased housing cases resolved through Code Enforcement Liaison activities by 22.0 percent with overall voluntary compliance up another 6.0 percent



Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided more than 101,000 inspections, 39,000 permits, and 740 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 and unincorporated Sedgwick County, as well as assisting ten class two and three cities in the county.

Further expansion of online permit and plan review services remained a key focus and provided further cost savings. Online educational verification is now used to facilitate renewal of trades certificates and contractor licenses.

The Neighborhood Inspection program continued enhancements that streamlined effectiveness. This was demonstrated by a 22.0 percent increase in cases resolved outside of code enforcement, a continued increase of 6.0 percent in voluntary compliance rates, and a 40.0 percent reduction in reoccurring illegal dumpsites within the City of Wichita.

Strategic Results

All MABCD strategic and operational efforts are aimed at supporting the Sedgwick County Strategic Plan and 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 such incidents in 2019.

To facilitate this vitally successful effort, the Department:

- Provided customers with fee savings of \$839,460 in 2018 and \$862,780 in 2019
- Upgraded software systems and field computer equipment for inspectors
- Added an inspector position to the 2020 budget and increased program oversight specific to roofing
- Realigned administrative positions and functions to better serve the online environment
- Improved the online plan review interface and enhanced expedited review options
- Earned status as a preferred training provider, which saved travel expenses and provided course opportunities for local industry and neighboring agencies.

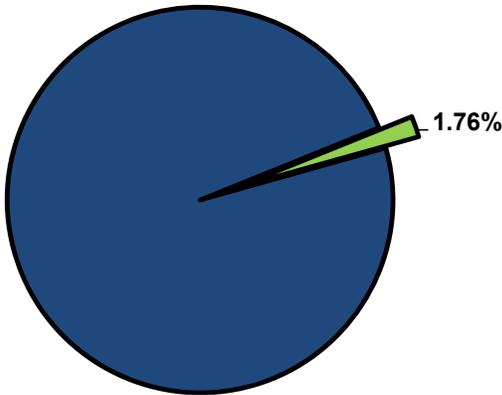


Significant Budget Adjustments

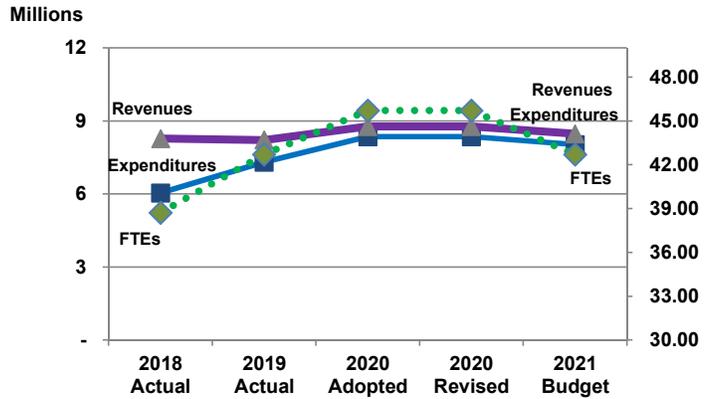
Significant adjustments to the Metropolitan Area Building and Construction Department's 2021 budget include a decrease of \$233,238 in personnel expenditures due to the elimination of 3.0 full-time equivalent (FTE) positions and a decrease of \$23,500 in capital equipment due to a one-time purchase of equipment for vehicles.

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amount Chg '20 Rev.-'21	% Chg '20 Rev.-'21
Expenditures							
Personnel	2,574,638	2,805,483	3,608,700	3,608,700	3,340,271	(268,429)	-7.44%
Contractual Services	3,284,281	4,140,490	4,544,164	4,542,664	4,403,061	(139,604)	-3.07%
Debt Service	-	-	-	-	-	-	-
Commodities	64,380	185,360	87,425	87,425	190,148	102,723	117.50%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	19,987	42,114	23,500	25,000	-	(25,000)	-100.00%
Interfund Transfers	96,986	134,943	94,256	94,256	88,646	(5,610)	-5.95%
Total Expenditures	6,040,272	7,308,390	8,358,045	8,358,045	8,022,126	(335,920)	-4.02%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	8,227,932	8,170,122	8,726,092	8,726,092	8,417,064	(309,028)	-3.54%
Intergovernmental	-	-	-	-	-	-	-
Charges for Services	43,437	42,104	43,500	43,500	44,236	736	1.69%
All Other Revenue	(6)	4,244	-	-	7,047	7,047	
Total Revenues	8,271,364	8,216,470	8,769,592	8,769,592	8,468,347	(301,245)	-3.44%
Full-Time Equivalents (FTEs)							
Property Tax Funded	38.71	42.71	45.71	45.71	42.71	(3.00)	-6.56%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	38.71	42.71	45.71	45.71	42.71	(3.00)	-6.56%

Budget Summary by Fund

Fund	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amount Chg '20 Rev.-'21	% Chg '20 Rev.-'21
General Fund	6,040,272	7,308,390	8,358,045	8,358,045	8,022,126	(335,920)	-4.02%
Total Expenditures	6,040,272	7,308,390	8,358,045	8,358,045	8,022,126	(335,920)	-4.02%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Decrease in personnel due to elimination of 3.0 FTE positions	(233,238)	(233,238)	(3.00)
Decrease in capital equipment due to one-time purchase of equipment for vehicles	(23,500)	(23,500)	

Total (256,738) (256,738) (3.00)

Budget Summary by Program

Program	Fund	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	% Chg '20 Rev.-'21	2021 FTEs
Building Administration	110	415,604	450,898	526,372	526,372	2,019,738	283.71%	15.50
Building Inspection	110	342,207	316,841	518,995	518,995	1,846,438	255.77%	23.00
Land Use	110	335,781	344,020	397,353	397,353	408,340	2.77%	3.71
Expend. & Transition Fund	110	2,276,169	2,698,228	3,015,326	3,015,326	347,611	-88.47%	0.50
Support Cost Reimb. Fund	110	2,670,511	3,498,404	3,900,000	3,900,000	3,400,000	-12.82%	-
Total		6,040,272	7,308,390	8,358,045	8,358,045	8,022,126	-4.02%	42.71

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2020 Adopted	2020 Revised	2021 Budget	2020 Adopted	2020 Revised	2021 Budget
MABCD Director	110	GRADE143	120,822	138,765	138,765	1.00	1.00	1.00
Assistant MABCD Director	110	GRADE136	65,738	66,560	-	1.00	1.00	-
IT Architect	110	GRADE136	96,834	98,356	98,356	1.00	1.00	1.00
Application Manager	110	GRADE133	56,782	66,580	66,580	1.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	67,759	57,491	-	1.00	1.00	-
Water Quality Specialist	110	GRADE133	75,905	77,613	77,613	1.00	1.00	1.00
Building Plan Examiner	110	GRADE130	129,031	131,934	131,934	2.00	2.00	2.00
Chief Building Inspector	110	GRADE130	69,243	70,791	70,791	1.00	1.00	1.00
Chief Plumbing Inspector	110	GRADE130	49,046	49,660	-	1.00	1.00	-
Codes and Flood Plain Technician	110	GRADE129	64,534	65,986	65,986	1.00	1.00	1.00
Combination Inspector	110	GRADE129	47,877	48,955	48,955	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	70,062	69,890	69,890	1.00	1.00	1.00
Building Inspector IV	110	GRADE127	142,507	145,712	145,712	3.00	3.00	3.00
Senior Permit Technician	110	GRADE127	86,840	88,795	88,795	2.00	2.00	2.00
Building Inspector III	110	GRADE126	193,244	200,420	200,420	4.00	4.00	4.00
Administrative Technician	110	GRADE124	76,414	82,048	82,048	2.00	2.00	2.00
Administrative Specialist	110	GRADE124	-	36,597	36,597	-	1.00	1.00
Building Inspector II	110	GRADE124	544,929	558,667	558,667	13.00	13.00	13.00
Electrical Inspector II	110	GRADE124	42,361	43,202	43,202	1.00	1.00	1.00
Customer Service Liaison	110	GRADE124	36,597	-	-	1.00	-	-
Environmental Inspector	110	GRADE123	24,752	25,062	25,062	0.71	0.71	0.71
Codes Specialist - Building	110	GRADE122	34,020	34,786	34,786	1.00	1.00	1.00
Call Center Specialist	110	GRADE121	33,800	34,561	34,561	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	132,330	127,697	127,697	4.00	4.00	4.00
Subtotal					2,146,416			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					23,913			
Overtime/On Call/Holiday Pay					42,683			
Benefits					1,127,259			
Total Personnel Budget					3,340,271	45.71	45.71	42.71

• 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	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amnt. Chg. '20 - '21	% Chg. '20 - '21
Personnel	318,160	298,188	422,407	422,407	1,182,973	760,566	180.1%
Contractual Services	74,689	23,854	71,965	71,965	699,242	627,277	871.6%
Debt Service	-	-	-	-	-	-	-
Commodities	22,755	128,856	32,000	32,000	137,523	105,523	329.8%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	415,604	450,898	526,372	526,372	2,019,738	1,493,366	283.7%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	(437)	-	-	-	-	-	0.0%
Total Revenues	(437)	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	4.50	3.50	5.50	5.50	15.50	10.00	181.8%

• 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.

Fund(s): County General Fund 110

Expenditures	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amnt. Chg. '20 - '21	% Chg. '20 - '21
Personnel	244,252	163,527	421,312	421,312	1,663,950	1,242,638	294.9%
Contractual Services	85,787	98,962	85,283	85,283	149,613	64,330	75.4%
Debt Service	-	-	-	-	-	-	-
Commodities	12,168	12,239	12,400	12,400	32,875	20,475	165.1%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	42,114	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	342,207	316,841	518,995	518,995	1,846,438	1,327,443	255.8%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-
Full-Time Equivalents (FTEs)	6.00	5.00	5.00	5.00	23.00	18.00	3.60

• 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	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amnt. Chg. '20 - '21	% Chg. '20 - '21
Personnel	296,758	307,356	356,521	356,521	356,212	(309)	-0.1%
Contractual Services	36,101	34,747	37,806	37,806	47,528	9,721	25.7%
Debt Service	-	-	-	-	-	-	-
Commodities	2,922	1,916	3,025	3,025	4,600	1,575	52.1%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	335,781	344,020	397,353	397,353	408,340	10,987	2.8%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	-	-	49	49	-	(49)	(1.00)
Total Revenues	-	-	49	49	-	(49)	(1.00)
Full-Time Equivalents (FTEs)	3.71	3.71	3.71	3.71	3.71	-	-

• 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 and 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 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	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amnt. Chg. '20 - '21	% Chg. '20 - '21
Personnel	1,715,468	2,036,412	2,408,459	2,408,459	137,136	(2,271,324)	-94.3%
Contractual Services	417,193	484,523	449,110	447,610	106,679	(340,931)	-76.2%
Debt Service	-	-	-	-	-	-	-
Commodities	26,536	42,350	40,000	40,000	15,150	(24,850)	-62.1%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	19,987	-	23,500	25,000	-	(25,000)	-100.0%
Interfund Transfers	96,986	134,943	94,256	94,256	88,646	(5,610)	-6.0%
Total Expenditures	2,276,169	2,698,228	3,015,326	3,015,326	347,611	(2,667,715)	-88.5%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	43,437	42,104	43,500	43,500	44,236	736	1.7%
All Other Revenue	-	6,908	-	-	7,047	7,047	-
Total Revenues	43,437	49,012	43,500	43,500	51,283	7,783	17.9%
Full-Time Equivalents (FTEs)	24.50	30.50	31.50	31.50	0.50	(31.00)	-98.4%

• 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.

Fund(s): County General Fund 110

Expenditures	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget	Amnt. Chg. '20 - '21	% Chg. '20 - '21
Personnel	-	-	-	-	-	-	-
Contractual Services	2,670,511	3,498,404	3,900,000	3,900,000	3,400,000	(500,000)	-12.8%
Debt Service	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	2,670,511	3,498,404	3,900,000	3,900,000	3,400,000	(500,000)	-12.8%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	8,228,364	8,167,458	8,726,043	8,726,043	8,417,064	(308,979)	-3.5%
Total Revenues	8,228,364	8,167,458	8,726,043	8,726,043	8,417,064	(308,979)	-3.5%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	-