

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

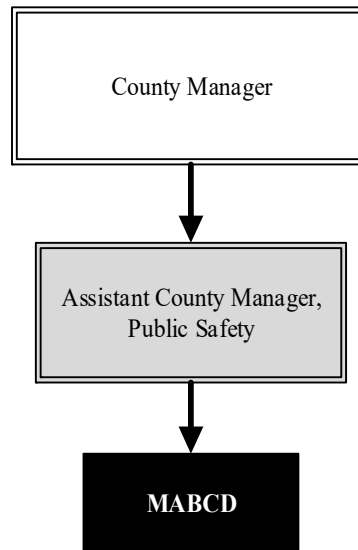
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Overview

The Metropolitan Area Building and Construction Department (MABCD) supports all citizens and building/trade contractors constructing new or remodeling existing residential and commercial buildings. 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 is dedicated to create safe and secure communities*
- *Provide quality public services to the community while being good stewards of revenue and funds*

Highlights

- Issued or renewed licenses for 2,289 general contractors to perform work in the jurisdiction
- Maintained a 10.0 percent fee/revenue reduction on all building permits and plan review fees, saving customers more than \$560,000
- Adopted and implemented the 2020 National Electrical Code
- Adjusted operations to continue providing full services throughout the coronavirus disease (COVID-19) related shutdowns, including a 40.0 percent increase in complaints and caseload within Neighborhood Inspection



Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided more than 101,000 inspections, 34,000 permits, and 608 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. In 2020, department programs immediately responded to the developing COVID-19 pandemic to continue services for customers. This included adjustments to safely continue field inspections and allow virtual work for the majority of administrative employees. Meetings and training were conducted virtually to preserve safety as well as funding given projected economic impacts. Once safe to continue in-person customer service, transactions resumed on an appointment only basis. MABCD discovered this not only provides increased safety, but also serves to enhance the customer experience. The Department continued to ensure innovative technology was available to the building industry with adoption and implementation of the 2020 National Electrical Code. Neighborhood Inspection continued vital programs to combat blight and revitalize city neighborhoods.

Strategic Results

MABCD's goals and operational efforts are aimed at supporting the Sedgwick County Strategic Plan. The Department seeks to keep the community safe while facilitating innovation within the industry and delivering services in the most cost effective manner possible. Their overall safety goal remains to have zero injuries due to insufficient building and trade code or due to a lack in enforcement of code compliance. The Department was again fully successful in maintaining zero incidents in this regard for 2020.

To facilitate this vitally successful effort, the Department:

- provided fee savings of \$839,460 in 2018, \$862,780 in 2019, and \$560,029 in 2020;
- rapidly implemented technology systems to allow increased remote and virtual work;
- created the ability for home owners to apply for and purchase permits online;
- maximized online applications for bi-annual general contractor license renewal;
- enacted appointment scheduling for permit and license transactions;
- hired an additional inspector position and increased program oversight;
- realigned administrative positions and functions to better serve the online environment;
- utilized training provider status to accomplish all requirements in-house or online; and
- assisted County Health and Legal Departments with enforcement of local health orders.

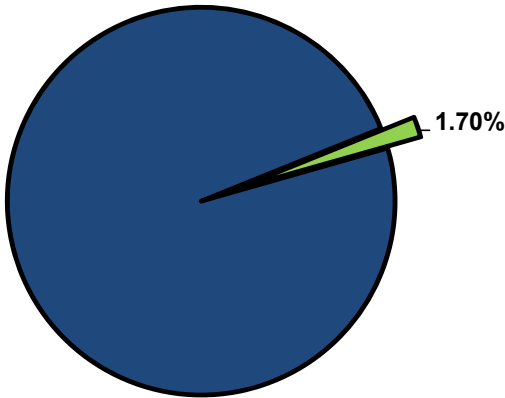


Significant Budget Adjustments

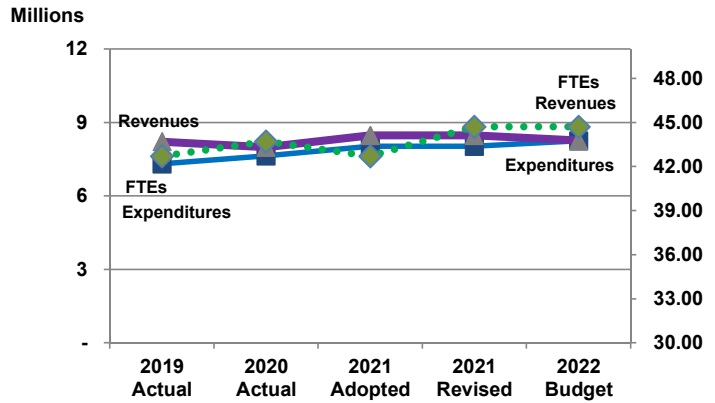
Significant adjustments to the Metropolitan Area Building and Construction Department's 2022 budget include a decrease in anticipated license and permit revenue due to the economic slowdown as a result of the COVID-19 pandemic (\$246,942).

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amount Chg '21 Rev.-'22	% Chg '21 Rev.-'22
Expenditures							
Personnel	2,805,483	2,938,977	3,340,271	3,340,271	3,679,078	338,807	10.14%
Contractual Services	4,140,490	4,572,693	4,403,061	4,403,061	4,348,200	(54,861)	-1.25%
Debt Service	-	-	-	-	-	-	-
Commodities	185,360	49,251	190,148	190,148	131,863	(58,285)	-30.65%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	42,114	(17,124)	-	-	-	-	-
Interfund Transfers	134,943	94,256	88,646	88,646	86,659	(1,987)	-2.24%
Total Expenditures	7,308,390	7,638,054	8,022,126	8,022,126	8,245,800	223,674	2.79%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	8,170,122	7,873,789	8,417,064	8,417,064	8,170,122	(246,942)	-2.93%
Intergovernmental	-	31,729	-	-	33,661	33,661	
Charges for Services	42,104	81,375	44,236	44,236	55,494	11,258	25.45%
All Other Revenue	4,244	476	7,047	7,047	495	(6,552)	-92.97%
Total Revenues	8,216,470	7,987,368	8,468,347	8,468,347	8,259,772	(208,575)	-2.46%
Full-Time Equivalent (FTEs)							
Property Tax Funded	42.71	43.71	42.71	44.71	44.71	-	0.00%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	42.71	43.71	42.71	44.71	44.71	-	0.00%

Budget Summary by Fund

Fund	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amount Chg '21 Rev.-'22	% Chg '21 Rev.-'22
General Fund	7,308,390	7,638,054	8,022,126	8,022,126	8,245,800	223,674	2.79%
Total Expenditures	7,308,390	7,638,054	8,022,126	8,022,126	8,245,800	223,674	2.79%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Decrease in license and permits revenue due to economic slowdown from the COVID-19 pandemic		(246,942)	
Total	-	(246,942)	-

Budget Summary by Program

Program	Fund	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	% Chg '21 Rev.-'22	2022 FTEs
Building Administration	110	450,898	311,152	2,019,738	1,574,089	1,712,252	8.78%	14.50
Building Inspection	110	316,841	239,248	1,846,438	1,433,658	2,058,604	43.59%	25.00
Land Use	110	344,020	348,522	408,340	374,023	417,475	11.62%	3.71
Expend. & Transition Fund	110	2,698,228	2,827,591	347,611	1,240,356	407,469	-67.15%	1.50
Support Cost Reimb. Fund	110	3,498,404	3,911,542	3,400,000	3,400,000	3,650,000	7.35%	-
Total		7,308,390	7,638,054	8,022,126	8,022,126	8,245,800	2.79%	44.71

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2021	2021	2022	2021	2021	2022
			Adopted	Revised	Budget	Adopted	Revised	Budget
MABCD Director	110	FROZEN	138,765	138,765	141,540	1.00	1.00	1.00
IT Architect	110	GRADE136	98,356	98,356	100,323	1.00	1.00	1.00
Chief Building Inspector	110	GRADE135	-	-	75,397	-	-	1.00
Senior Application Manager	110	GRADE135	66,580	66,580	67,911	1.00	1.00	1.00
Water Quality Specialist	110	GRADE134	-	-	79,165	-	-	1.00
Water Quality Specialist	110	GRADE133	77,613	77,613	-	1.00	1.00	-
Building Plan Examiner	110	GRADE131	-	-	135,809	-	-	2.00
Building Inspector IV	110	GRADE130	-	-	326,277	-	-	6.00
Building Plan Examiner	110	GRADE130	131,934	131,935	-	2.00	2.00	-
Chief Building Inspector	110	GRADE130	70,791	72,978	-	1.00	1.00	-
Building Inspector IV	110	GRADE129	48,955	48,963	-	1.00	1.00	-
Codes and Flood Plain Technician	110	GRADE129	65,986	65,998	67,318	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	69,890	69,888	71,286	1.00	1.00	1.00
Building Inspector II	110	GRADE127	42,891	-	-	1.00	-	-
Building Inspector III	110	GRADE127	145,712	205,816	91,145	3.00	4.00	2.00
Senior Permit Technician	110	GRADE127	88,795	87,299	89,065	2.00	2.00	2.00
Building Inspector III	110	GRADE126	157,529	94,265	-	3.00	2.00	-
Building Inspector II	110	GRADE125	-	-	617,490	-	-	14.00
Electrical Inspector II	110	GRADE125	-	-	44,930	-	-	1.00
Administrative Support III	110	GRADE124	82,048	82,056	-	2.00	2.00	-
Administrative Support IV	110	GRADE124	36,597	-	-	1.00	-	-
Building Inspector II	110	GRADE124	515,776	604,738	-	12.00	15.00	-
Building Inspector I	110	GRADE124	42,891	-	37,065	1.00	-	1.00
Electrical Inspector II	110	GRADE124	43,202	43,202	-	1.00	1.00	-
Administrative Support IV	110	GRADE123	-	44,408	45,296	-	1.00	1.00
Building Inspector I	110	GRADE123	-	35,318	-	-	1.00	-
Environmental Inspector	110	GRADE123	25,062	25,062	25,062	0.71	0.71	0.71
Administrative Support III	110	GRADE122	-	-	83,697	-	-	2.00
Codes Specialist - Building	110	GRADE122	34,786	36,920	36,920	1.00	1.00	1.00
Call Center Specialist	110	GRADE121	34,561	34,570	35,261	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	127,697	127,722	129,667	4.00	4.00	4.00
Subtotal					2,300,625			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					113,055			
Overtime/On Call/Holiday Pay					42,683			
Benefits					1,222,715			
Total Personnel Budget					3,679,078	42.71	44.71	44.71

• 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	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amnt. Chg. '21 - '22	% Chg. '21 - '22
Personnel	298,188	272,977	1,182,973	737,324	1,182,793	445,469	60.4%
Contractual Services	23,854	15,600	699,242	699,242	471,596	(227,646)	-32.6%
Debt Service	-	-	-	-	-	-	-
Commodities	128,856	22,575	137,523	137,523	57,863	(79,660)	-57.9%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	450,898	311,152	2,019,738	1,574,089	1,712,252	138,164	8.8%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-
Full-Time Equivalents (FTEs)	3.50	4.50	15.50	5.50	14.50	9.00	163.6%

• 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	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amnt. Chg. '21 - '22	% Chg. '21 - '22
Personnel	163,527	190,360	1,663,950	1,251,171	1,911,738	660,567	52.8%
Contractual Services	98,962	84,494	149,613	149,613	96,866	(52,747)	-35.3%
Debt Service	-	-	-	-	-	-	-
Commodities	12,239	6,509	32,875	32,875	50,000	17,125	52.1%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	42,114	(42,114)	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	316,841	239,248	1,846,438	1,433,658	2,058,604	624,945	43.6%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-
Full-Time Equivalents (FTEs)	5.00	5.00	23.00	7.00	25.00	18.00	2.57

• 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	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amnt. Chg. '21 - '22	% Chg. '21 - '22
Personnel	307,356	318,202	356,212	321,895	371,364	49,468	15.4%
Contractual Services	34,747	28,966	47,528	47,528	38,111	(9,417)	-19.8%
Debt Service	-	-	-	-	-	-	-
Commodities	1,916	1,354	4,600	4,600	8,000	3,400	73.9%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	344,020	348,522	408,340	374,023	417,475	43,452	11.6%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-
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 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	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amnt. Chg. '21 - '22	% Chg. '21 - '22
Personnel	2,036,412	2,157,438	137,136	1,029,881	213,183	(816,698)	-79.3%
Contractual Services	484,523	532,093	106,679	106,679	91,627	(15,052)	-14.1%
Debt Service	-	-	-	-	-	-	-
Commodities	42,350	18,814	15,150	15,150	16,000	850	5.6%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	24,990	-	-	-	-	0.0%
Interfund Transfers	134,943	94,256	88,646	88,646	86,659	(1,987)	-2.2%
Total Expenditures	2,698,228	2,827,591	347,611	1,240,356	407,469	(832,886)	-67.1%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges For Service	42,104	81,375	44,236	44,236	55,494	11,258	25.5%
All Other Revenue	6,908	476	7,047	7,047	495	(6,552)	-93.0%
Total Revenues	49,012	81,851	51,283	51,283	55,989	4,707	9.2%
Full-Time Equivalents (FTEs)	30.50	30.50	0.50	28.50	1.50	(27.00)	-94.7%

• 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	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2022 Budget	Amnt. Chg. '21 - '22	% Chg. '21 - '22
Personnel	-	-	-	-	-	-	-
Contractual Services	3,498,404	3,911,542	3,400,000	3,400,000	3,650,000	250,000	7.4%
Debt Service	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	3,498,404	3,911,542	3,400,000	3,400,000	3,650,000	250,000	7.4%
Revenues							
Taxes	-	-	-	-	-	-	-
Intergovernmental	-	31,729	-	-	33,661	33,661	-
Charges For Service	-	-	-	-	-	-	-
All Other Revenue	8,167,458	7,873,789	8,417,064	8,417,064	8,170,122	(246,942)	-2.9%
Total Revenues	8,167,458	7,905,517	8,417,064	8,417,064	8,203,783	(213,282)	-2.5%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	-