

Metropolitan Area Building & Construction Department

Mission: *Cultivating a safe, healthy, and thriving community through full code compliance with residential and commercial properties.*

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Director

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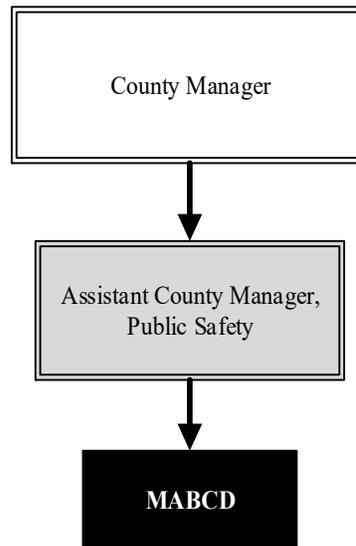
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Overview

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*
- *Enhance programs to support renewable energies, urban redevelopment, updated development regulations, and capital improvement projects*

Highlights

- Issued or renewed licenses for 1,352 trade and/or general contractors and certified 2,390 trade technicians to perform work in the jurisdiction
- Adopted and implemented 2021 International Plumbing and Mechanical Codes and the 2019 Elevator Code
- Maintained a 10.0 percent fee/revenue reduction on all building permits and plan review fees, saving customers more than \$593,000
- More than quadrupled the number of dangerous and dilapidated structures entering the condemnation process by enacting improvements to Neighborhood Inspection Condemnation and Nuisance Abatement programs



Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided more than 113,000 inspections, 33,000 permits, and 660 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. Throughout 2021, department agencies continued uninterrupted services for customers in response to the coronavirus disease (COVID-19) pandemic. Sections implemented work-from-home models to maintain safety efforts, and the Department continued to enhance online services. Advisory board meetings and code review work resumed, utilizing a hybrid of in-person and virtual attendance options. The majority of required training was again conducted virtually. In-person customer service transactions remained on an appointment only basis. The Department discovered this not only provided increased safety, but also served to enhance the customer experience. MABCD continued to ensure innovative technology was available to the building industry with adoption and implementation of the latest elevator, mechanical, and plumbing codes. Neighborhood Inspection continued vital programs to combat blight and revitalize city neighborhoods.

Strategic Results

One of MABCD's strategic results for 2021 was to complete and issue 95.0 percent of building and trade permits within one day of application. The result was 86.0 percent or 19,465 permits issued in one day out of a total of 22,577 permits.

Another strategic goal for 2021 was to maintain a rate of 100.0 percent of building, trades, and land use inspections completed on time. The result was 99.5 percent or 77,387 of 77,769 inspections completed as scheduled.

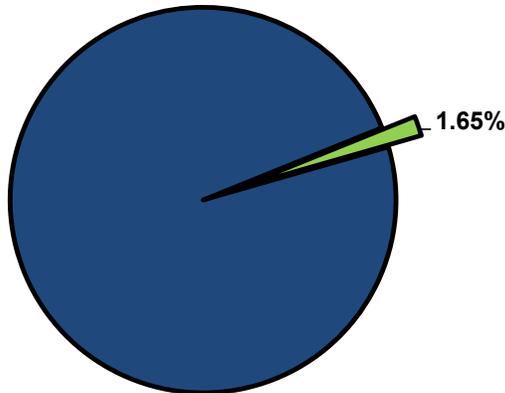


Significant Budget Adjustments

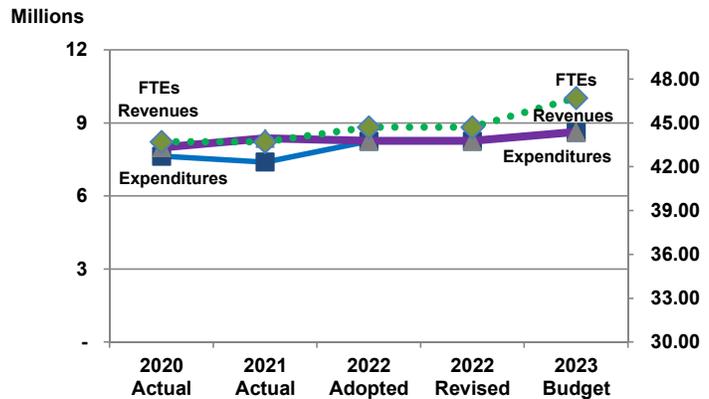
Significant adjustments to the Metropolitan Area Building and Construction Department's 2023 budget include an increase in licenses and permits revenue due to economic recovery from the COVID-19 pandemic (\$319,653), the addition of 1.0 full-time equivalent (FTE) Administrative Support I position (\$48,038), and the addition of two 0.5 FTE Building Inspector II positions (\$38,938).

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amount Chg '22 Rev.-'23	% Chg '22 Rev.-'23
Expenditures							
Personnel	2,938,977	2,961,401	3,679,078	3,679,078	4,040,389	361,311	9.82%
Contractual Services	4,572,693	4,295,243	4,348,200	4,348,200	4,295,618	(52,582)	-1.21%
Debt Service	-	-	-	-	-	-	-
Commodities	49,251	48,413	131,863	131,863	187,040	55,177	41.84%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	(17,124)	-	-	-	-	-	-
Interfund Transfers	94,256	88,646	86,659	86,659	84,614	(2,045)	-2.36%
Total Expenditures	7,638,054	7,393,703	8,245,800	8,245,800	8,607,661	361,861	4.39%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	7,873,789	8,240,700	8,170,122	8,170,122	8,489,775	319,653	3.91%
Intergovernmental	31,729	-	33,661	33,661	-	(33,661)	-100.00%
Charges for Services	81,375	116,993	55,494	55,494	122,917	67,423	121.50%
All Other Revenue	476	11,169	495	495	11,620	11,125	2245.48%
Total Revenues	7,987,368	8,368,862	8,259,772	8,259,772	8,624,312	364,540	4.41%
Full-Time Equivalent (FTEs)							
Property Tax Funded	43.71	43.71	44.71	44.71	46.71	2.00	4.47%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	43.71	43.71	44.71	44.71	46.71	2.00	4.47%

Budget Summary by Fund

Fund	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amount Chg '22 Rev.-'23	% Chg '22 Rev.-'23
General Fund	7,638,054	7,393,703	8,245,800	8,245,800	8,607,661	361,861	4.39%
Total Expenditures	7,638,054	7,393,703	8,245,800	8,245,800	8,607,661	361,861	4.39%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in license and permits revenue due to economic recovery from the COVID-19 pandemic		319,653	
Addition of 1.0 FTE Administrative Support I position	48,038		1.00
Addition of two 0.5 FTE Building Inspector II positions	38,938		1.00
Total	86,976	319,653	2.00

Budget Summary by Program

Program	Fund	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	% Chg '22 Rev.-'23	2023 FTEs
Building Administration	110	311,152	1,369,575	1,712,252	1,712,252	2,035,436	18.87%	17.00
Building Inspection	110	239,248	1,647,275	2,058,604	2,118,604	2,422,424	14.34%	26.00
Land Use	110	348,522	356,052	417,475	417,475	424,707	1.73%	3.71
Expend. & Transition Fund	110	2,827,591	379,515	407,469	347,469	125,094	-64.00%	-
Support Cost Reimb. Fund	110	3,911,542	3,641,287	3,650,000	3,650,000	3,600,000	-1.37%	-
Total		7,638,054	7,393,703	8,245,800	8,245,800	8,607,661	4.39%	46.71

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2022 Adopted	2022 Revised	2023 Budget	2022 Adopted	2022 Revised	2023 Budget
MABCD Director	110	APPOINT	-	141,540	141,540	-	1.00	1.00
IT Architect	110	GRADE136	100,323	99,351	99,351	1.00	1.00	1.00
Chief Building Inspector	110	GRADE135	75,397	75,877	75,877	1.00	1.00	1.00
Senior Application Manager	110	GRADE135	67,911	67,911	67,911	1.00	1.00	1.00
Water Quality Specialist	110	GRADE134	79,165	79,165	79,165	1.00	1.00	1.00
Building Plan Examiner	110	GRADE131	135,809	135,809	135,809	2.00	2.00	2.00
Building Inspector IV	110	GRADE130	225,685	229,050	229,050	4.00	4.00	4.00
Combination Inspector	110	GRADE130	50,922	50,918	50,918	1.00	1.00	1.00
Codes and Flood Plain Technician	110	GRADE129	67,318	67,319	67,319	1.00	1.00	1.00
Domestic Well Specialist	110	GRADE129	71,286	70,581	70,581	1.00	1.00	1.00
Building Inspector III	110	GRADE127	189,552	182,628	200,720	4.00	4.00	4.00
Senior Permit Technician	110	GRADE127	89,065	89,066	89,066	2.00	2.00	2.00
Building Inspector II	110	GRADE125	613,683	596,737	695,379	14.00	14.00	14.00
Building Inspector I	110	GRADE124	37,065	37,814	49,670	1.00	1.00	1.00
Administrative Support IV	110	GRADE123	45,296	45,296	45,296	1.00	1.00	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	73,956	73,956	2.00	2.00	2.00
Codes Specialist - Building	110	GRADE122	36,920	34,518	34,518	1.00	1.00	1.00
Call Center Specialist	110	GRADE121	35,261	32,673	32,673	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	129,667	131,749	131,749	4.00	4.00	4.00
Administrative Support I	110	GRADE118	-	-	27,661	-	-	1.00
MABCD Director	110	FROZEN	141,540	-	-	1.00	-	-
PT Building Inspector II	110	EXCEPT	-	-	38,938	-	-	1.00
Subtotal					2,462,210			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					275,042			
Overtime/On Call/Holiday Pay					42,683			
Benefits					1,260,455			
Total Personnel Budget					4,040,389	44.71	44.71	46.71

• 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 ten class two and three municipalities within Sedgwick County via Memorandum of Understanding agreements. The County receives half of the permit fees for the class two and class three cities while providing all inspection services. Additionally, the building and trade permit and license administration staff licenses 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	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amnt. Chg. '22 - '23	% Chg. '22 - '23
Personnel	272,977	947,445	1,182,793	1,182,793	1,416,746	233,953	19.8%
Contractual Services	15,600	397,963	471,596	471,596	458,850	(12,746)	-2.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	22,575	24,167	57,863	57,863	159,840	101,977	176.2%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	311,152	1,369,575	1,712,252	1,712,252	2,035,436	323,184	18.9%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	112	-	-	119	119	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	112	-	-	119	119	0.0%
Full-Time Equivalents (FTEs)	4.50	5.50	14.50	14.50	17.00	2.50	17.2%

• Building Inspection

The Building Inspection program inspects all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and ten class two and class three 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	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amnt. Chg. '22 - '23	% Chg. '22 - '23
Personnel	190,360	1,497,455	1,911,738	1,911,738	2,235,148	323,411	16.9%
Contractual Services	84,494	138,601	96,866	156,866	170,475	13,609	8.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	6,509	11,219	50,000	50,000	16,800	(33,200)	-66.4%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	(42,114)	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	239,248	1,647,275	2,058,604	2,118,604	2,422,424	303,820	14.3%
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)	5.00	6.00	25.00	25.00	26.00	1.00	4.0%

• 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 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	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amnt. Chg. '22 - '23	% Chg. '22 - '23
Personnel	318,202	321,690	371,364	371,364	388,495	17,131	4.6%
Contractual Services	28,966	33,695	38,111	38,111	35,893	(2,218)	-5.8%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	1,354	667	8,000	8,000	320	(7,680)	-96.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	348,522	356,052	417,475	417,475	424,707	7,233	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)	3.71	3.71	3.71	3.71	3.71	-	0.0%

• 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 & 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	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amnt. Chg. '22 - '23	% Chg. '22 - '23
Personnel	2,157,438	194,811	213,183	213,183	-	(213,183)	-100.0%
Contractual Services	532,093	83,697	91,627	31,627	30,400	(1,227)	-3.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	18,814	12,360	16,000	16,000	10,080	(5,920)	-37.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	24,990	-	-	-	-	-	0.0%
Interfund Transfers	94,256	88,646	86,659	86,659	84,614	(2,045)	-2.4%
Total Expenditures	2,827,591	379,515	407,469	347,469	125,094	(222,375)	-64.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	81,375	116,881	55,494	55,494	122,798	67,304	121.3%
All Other Revenue	476	11,169	495	495	11,620	11,125	2245.5%
Total Revenues	81,851	128,050	55,989	55,989	134,419	78,429	140.1%
Full-Time Equivalents (FTEs)	30.50	28.50	1.50	1.50	-	(1.50)	-100.0%

• 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 the City of Wichita and then reimbursed on a quarterly basis by Sedgwick County.

Fund(s): County General Fund 110

Expenditures	2020 Actual	2021 Actual	2022 Adopted	2022 Revised	2023 Budget	Amnt. Chg. '22 - '23	% Chg. '22 - '23
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	3,911,542	3,641,287	3,650,000	3,650,000	3,600,000	(50,000)	-1.4%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	3,911,542	3,641,287	3,650,000	3,650,000	3,600,000	(50,000)	-1.4%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	31,729	-	33,661	33,661	-	(33,661)	-100.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	7,873,789	8,240,700	8,170,122	8,170,122	8,489,775	319,653	3.9%
Total Revenues	7,905,517	8,240,700	8,203,783	8,203,783	8,489,775	285,992	3.5%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	0.0%