Metropolitan Area Building & Construction Department

<u>Mission</u>: Cultivating a safe, healthy, and thriving community through full code compliance with residential and commercial properties.

Chris Labrum Director

271 W. 3rd St. N Wichita, KS 67202 316.660.1840 christopher.labrum@sedgwick.gov

Overview

The Metropolitan Area Building and Construction Department (MABCD) supports all citizens, as well as building and trade contractors in 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 responsible for flood plain is 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.

Highlights

- Issued or renewed licenses
 for 1,614 general and/or trade contractors, and issued or renewed certifications for 1,176 trades professionals, to perform work within the MABCD jurisdiction
- Maintained a 10.0 percent fee/ revenue reduction on all building permits and plan review fees, saving customers more than \$690,000



Continued support of the Wichita Infill Incentive Pilot Program, providing \$110,890 in 2024 fee waivers with a total of 3,161 zero-fee permits and \$326,661 in fee waivers throughout the two-year life of the program

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 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





Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided 111,443 inspections, 22,887 permits, and 728 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 the City of Wichita and unincorporated Sedgwick County, as well as assisting 18 class two and three cities in Sedgwick, Butler, and Sumner Counties. This constituted a very robust year for overall building activity, which included the highest valuation for commercial projects ever recorded by the department at more than \$865.6 million. Previously vacant positions in the plan review, inspection, and permitting functions were filled in 2024, which greatly enhanced efficiency and reduced application wait times. Adjustments to position structure in the Land Use and Administrative sections will further enhance performance in 2025. Staff continued to improve online processes and prepared the Request for Proposals that will be used to replace the existing software suite for release in 2025. The Neighborhood Inspection Division continued vital programs to combat blight and revitalize city neighborhoods, performing 23,000 specific inspections and managing 8,249 various nuisance and blight cases.

Strategic Results

One of MABCD's strategic goals is to complete and issue 95.0 percent of building and trade permits within one day of application. The result for 2024 was 95.1 percent or 21,766 permits issued within one day out of a total of 22,887 permits.

Another strategic goal for 2024 was to maintain a rate of 100.0 percent of building, trades, and land use inspections completed on time. The result was 99.8 percent or 87,967 of 88,143 inspections completed as scheduled, a slight improvement over the previous two years.

The third strategic goal for MABCD is to complete the plan review for commercial projects and have them ready for permit issuance within an average of 14 total days. This section was again fully staffed early in 2024, which allowed them to meet the 14-day average benchmark, with 95.0 percent of all project reviews completed within a 14-day period. Additionally, 100.0 percent of initial project reviews were completed within their allocated timeline.

MABCD provided plan review, permit, and inspection support for 728 commercial projects with a total reported valuation of \$865,605,376.



Significant Budget Adjustments

Significant adjustments to the Metropolitan Area Building and Construction Department's 2026 Recommended Budget include an increase in licenses and permits revenue (\$985,177) to bring in-line with anticipated actuals, a decrease in contractuals (\$425,000) due to a 2025 Technology Review Board (TRB) project, an increase in contractuals (\$175,000) due to increased maintenance costs for a 2025 TRB project, an increase in personnel (\$90,899) due to the addition of 1.0 full-time equivalent (FTE) Investigations Case Manager position, and a decrease in personnel (\$53,840) due to the elimination of two 0.5 FTE part-time Inspector positions.



Departmental Graphical Summary



MABCD

Expenditures, Program Revenue & FTEs All Operating Funds



Budget Summary by Category

	2023	2024	2025	2025	2026	Amount Chg	% Chg
Expenditures	Actual	Actual	Adopted	Revised	Budget	'25 Rev'26	'25 Rev'26
Personnel	3,451,142	3,754,436	4,541,882	4,541,882	5,016,856	474,974	10.46%
Contractual Services	4,131,259	4,103,834	5,433,090	5,433,090	5,144,021	(289,069)	-5.32%
Debt Service	-	-	-	-	-	-	
Commodities	161,642	88,047	89,200	89,200	117,700	28,500	31.95%
Capital Improvements	-	-	-	-	-	-	
Capital Equipment	27,050	(27,050)	-	-	-	-	
Interfund Transfers	8,492,684	83,094	82,919	82,919	50,492	(32,427)	-39.11%
Total Expenditures	16,263,778	8,002,361	10,147,091	10,147,091	10,329,069	181,978	1.79%
Revenues							
Tax Revenues	-	-	-	-	-	-	
Licenses and Permits	8,001,576	9,076,488	8,365,648	8,365,648	9,350,825	985,177	11.78%
Intergovernmental	(146)	-	-	-	-	-	
Charges for Services	129,922	137,193	111,094	111,094	144,297	33,203	29.89%
All Other Revenue	8,131,935	1,971	922	922	2,012	1,090	118.24%
Total Revenues	16,263,287	9,215,651	8,477,663	8,477,663	9,497,134	1,019,471	12.03%
Full-Time Equivalents (FTEs)							
Property Tax Funded	44.71	-	-	-	-	-	
Non-Property Tax Funded	-	48.00	48.00	50.00	50.00	-	0.00%
Total FTEs	44.71	48.00	48.00	50.00	50.00	-	0.00%

Budget Summary by Fund

Fund	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amount Chg '25 Rev'26	% Chg '25 Rev'26
General Fund	16,263,778	(30,726)	-	-	-	-	
Code Insp. & Enforce.	-	8,033,088	10,147,091	10,147,091	10,329,069	181,978	1.79%
Total Expenditures	16,263,778	8,002,361	10,147,091	10,147,091	10,329,069	181,978	1.79%



Total

(212,941)

985,177

-

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in licenses and permits revenue to bring in-line with anticipated actuals		985,177	
Decrease in contractuals due to 2025 TRB project	(425,000)		
Increase in contractuals due to increased maintenance costs for a 2025 TRB project	175,000		
Increase in personnel due to the addition 1.0 FTE Investigations Case Manager position	90,899		1.00
Decrease in personnel due to the elimination of two 0.5 FTE part-time Inspector positions	(53,840)		(1.00)

Budget Summary by ProProgramFunBuilding AdministrationMuBuilding InspectionMuLand UseMuExpend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55MABCD TRB55	2023 nd Actual Iti. 9,980,984	2024 Actual	2025	2025			
Building AdministrationMuBuilding InspectionMuLand UseMuExpend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55	nd Actual Iti. 9,980,984		2025	2025			
Building AdministrationMuBuilding InspectionMuLand UseMuExpend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55	nd Actual Iti. 9,980,984			2025	2026	% Chg	25'-26'
Building AdministrationMuBuilding InspectionMuLand UseMuExpend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55	lti. 9,980,984		Adopted	Revised	Budget	'25 Rev'26	FTEs
Land UseMuExpend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55		1,914,687	2,042,882	2,098,435	2,469,726	17.69%	17.50
Expend & TransitionMuSupport Cost Reimb.MuCode Inspec. & Enforce.55	lti. 2,367,346	2,086,462	2,723,673	2,723,573	3,035,480	11.45%	28.00
Support Cost Reimb.MuCode Inspec. & Enforce.55	lti. 318,053	446,440	548,310	492,857	576,831	17.04%	4.00
Code Inspec. & Enforce. 55	lti. 119,232	235,059	243,437	243,437	219,103	-10.00%	0.50
•	lti. 3,478,164	3,319,713	3,663,787	3,663,787	3,527,929	-3.71%	-
	52 -	-	500,000	500,000	500,000	0.00%	-
	- 52	-	425,000	425,000	-	-100.00%	-
Total	16,263,778	8,002,361	10,147,091	10,147,091	10,329,069	1.79%	50.00



Personnel Summary by Fund

		_	Budgeted Co	mpensation	Comparison	1	E Comparis	
			2025	2025	2026	2025	2025	2026
Position Titles	Fund	Grade	Adopted	Revised	Budget	Adopted	Revised	Budget
MABCD Director Assistant Director of MABCD	552 552	APPOINT	160,599 111,680	168,628 117,264	168,628 117,264	1.00 1.00	1.00 1.00	1.00 1.00
Chief Building Inspector	552 552	GRADE 72 GRADE 67	101,325	105,674	112,015	1.00	1.00	1.00
Senior Application Manager	552	GRADE 67 GRADE 67	77,097	80,952	80,952	1.00	1.00	1.00
Domestic Well Specialist	552	GRADE 61	76,977	80,829	80,829	1.00	1.00	1.00
Codes and Flood Plain Technician	552	GRADE 61	76,378	80,205	80,205	1.00	1.00	1.00
Building Plan Examiner	552	GRADE 63	215,500	307,979	307,979	3.00	4.00	4.00
IT Architect	552	GRADE 67	80,138	73,008	73,008	1.00	1.00	1.00
Water Quality Specialist	552	GRADE 66	68,097	69,534	69,534	1.00	1.00	1.00
Building Inspector IV	552	GRADE 62	327,931	332,488	406,205	5.00	5.00	6.00
Building Inspector III	552	GRADE 59	119,276	123,885	131,318	2.00	2.00	2.00
Senior Permit Technician	552	GRADE 59	112,262	117,874	117,874	2.00	2.00	2.00
Building Inspector II	552	GRADE 58	739,997	756,309	801,687	14.00	14.00	14.00
Operations Manager	552	GRADE 62	-	57,200	57,200	-	1.00	1.00
Administrative Support IV	552	GRADE 55	51,418	53,997	53,997	1.00	1.00	1.00
Codes Specialist - Building	552	GRADE 55	45,225	48,922	48,922	1.00	1.00	1.00
Building Inspector I	552	GRADE 57	163,500	137,113	145,340	3.00	3.00	3.00
Administrative Support III	552	GRADE 54	83,699	87,880	87,880	2.00	2.00	2.00
Codes Specialist - Trades	552	GRADE 54	165,283	175,677	175,677	4.00	4.00	4.00
Call Center Specialist	552	GRADE 53	37,600	37,918	37,918	1.00	1.00	1.00
Administrative Support I PT Building Inspector I	552 552	GRADE 51 EXCEPT	32,760 27,613	34,403 10,000	34,403	1.00 1.00	1.00 1.00	1.00
			,	,				
	O	al			2 400 005			
	Subtot				3,188,835			
		Add:	Doroonnel Ceutere	^				
		-	Personnel Saving	5	-			
		•	tion Adjustments In Call/Holiday Pa	21/	191,230 43,683			
		Benefits	n Call/Holluay Pa	ау	43,683			
	Total F	Personnel Bu	ıdaet		5,016,856	48.00	50.00	50.00
		Si Sonner Di			0,010,000	40.00	50.00	50.00

((\$))

• Building 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 furnishes zoning and subdivision information to citizens, realtors, appraisers, and contractors.

Fund(s): 552 - Code Inspection & Enforcement Fund / 110 - County general

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg. '25 - '26
Personnel	1,326,434	1,316,244	1,429,832	1,485,285	1,561,626	76,340	5.1%
Contractual Services	433,283	541,418	553,300	553,400	829,300	275,900	49.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	138,807	57,026	59,750	59,750	78,800	19,050	31.9%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	8,082,460	-	-	-	-	-	0.0%
Total Expenditures	9,980,984	1,914,687	2,042,882	2,098,435	2,469,726	371,290	17.7%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	2,270	1,310	2,302	2,302	1,390	(912)	-39.6%
All Other Revenue	8,131,935	(3,533)	-	-	(3,639)	(3,639)	0.0%
Total Revenues	8,134,205	(2,223)	2,302	2,302	(2,249)	(4,551)	-197.7%
Full-Time Equivalents (FTEs)	15.50	16.50	16.50	17.50	17.50	-	0.0%

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 by plan review staff for code compliance prior to receiving a permit and beginning construction. This group works directly with architects, engineers, and developers to ensure plans are accurate.

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg. '25 - '26
Personnel	1,838,603	1,933,264	2,493,683	2,493,683	2,804,063	310,381	12.4%
Contractual Services	155,684	163,978	208,791	208,691	208,417	(274)	-0.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	16,299	16,269	21,200	21,200	23,000	1,800	8.5%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	27,050	(27,050)	-	-	-	-	0.0%
Interfund Transfers	329,710	-	-	-	-	-	0.0%
Total Expenditures	2,367,346	2,086,462	2,723,673	2,723,573	3,035,480	311,907	11.5%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	14,150	-	-	15,012	15,012	0.0%
All Other Revenue	-	-	32	32	-	(32)	-100.0%
Total Revenues	-	14,150	32	32	15,012	14,980	47375.4%
Full-Time Equivalents (FTEs)	25.00	27.00	27.00	28.00	28.00	-	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 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. Zoning regulations include reviewing and monitoring conditional uses, home based 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.

- "	2023	2024	2025	2025	2026	Amnt. Chg.	% Chg.
Expenditures	Actual	Actual	Adopted	Revised	Budget	'25 - '26	'25 - '26
Personnel	286,105	395,644	502,448	446,995	526,706	79,711	17.8%
Contractual Services	31,720	50,512	45,112	45,112	48,725	3,613	8.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	227	284	750	750	1,400	650	86.7%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	318,053	446,440	548,310	492,857	576,831	83,974	17.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	1,874	-	-	1,911	1,911	0.0%
Total Revenues	-	1,874	-	-	1,911	1,911	0.0%
Full-Time Equivalents (FTEs)	3.71	4.00	4.00	4.00	4.00	-	0.0%

• Expenditure & 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 in the City Neighborhood Inspection Section.

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg. '25 - '26
Personnel	-	109,284	115,918	115,918	124,461	8,542	7.4%
Contractual Services	32,409	28,214	37,100	37,100	29,650	(7,450)	-20.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	6,309	14,467	7,500	7,500	14,500	7,000	93.3%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	80,514	83,094	82,919	82,919	50,492	(32,427)	-39.1%
Total Expenditures	119,232	235,059	243,437	243,437	219,103	(24,335)	-10.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	127,652	121,733	108,791	108,791	127,895	19,104	17.6%
All Other Revenue	-	-	890	890	-	(890)	-100.0%
Total Revenues	127,652	121,733	109,682	109,682	127,895	18,213	16.6%
Full-Time Equivalents (FTEs)	0.50	0.50	0.50	0.50	0.50	-	0.0%



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): 552 - Code Inspection & Enforcement Fund / 110 - County general

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg. '25 - '26
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	3,478,164	3,319,713	3,663,787	3,663,787	3,527,929	(135,858)	-3.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	3,478,164	3,319,713	3,663,787	3,663,787	3,527,929	(135,858)	-3.7%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	(146)	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	8,001,576	9,080,118	8,365,648	8,365,648	9,354,565	988,917	11.8%
Total Revenues	8,001,430	9,080,118	8,365,648	8,365,648	9,354,565	988,917	11.8%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	0.0%

Code Inspection & Enforcement

The Code Inspection and Enforcement Fund is utilized for revenue-based expenditures specific to MABCD and for costs incurred in direct support of activities related to the building industry. Revenue is collected from licensing and permit fees paid to MABCD and is not associated with or supported by any general tax revenues. Expenditures in this area include personnel, vehicles, technology systems, and other equipment used in support of administrative, licensing, permitting, code/plan review, and inspections services. All charged fees are based on a model for cost-recovery for required department operations. The fund allocation provides a percentage allowance to assist with combating blight and nuisance conditions that adversely effect community safety and the building industry as a whole

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg. '25 - '26
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	500,000	500,000	500,000	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	-	-	500,000	500,000	500,000	-	0.0%
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)	-	-	-	-	-		0.0%



MABCD TRB

The Technology Review Board (TRB) was established in 2019 to centralize the process of managing Information Technology (IT) projects, allocate appropriate resources for technology support, and review the hardware and software needs of departments to ensure their technology needs are being met. Funding for 2025 is for approved TRB projects.

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amnt. Chg. '25 - '26	% Chg '25 - '26
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	425,000	425,000	-	(425,000)	-100.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	-	-	425,000	425,000	-	(425,000)	-100.0%
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)	-	-	-	-	-	-	0.0%

