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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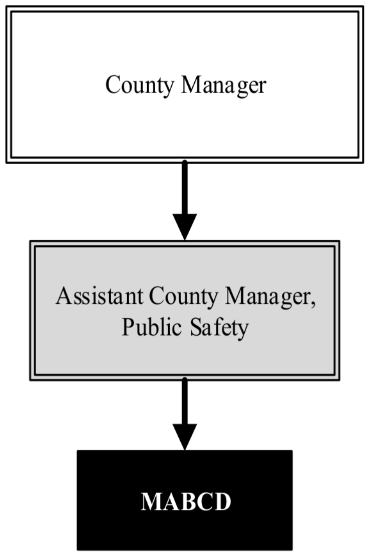
Overview

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 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 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 more than 34,800 building, trades, and land use permits
- Processed/issued 1,361 contractor licenses—358 of which were newly licensed contractors
- Performed more than 92,000 building-related inspections across Sedgwick County and in portions of Butler and Sumner Counties

Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided 116,500 inspections, 34,800 permits, and 711 plan reviews in 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. Commercial building projects totaled just shy of $700.0 million and signaled a very healthy overall year for the building industry. MABCD created a process to accommodate State procedures for verification of trade certificates and educational requirements that allowed expansion of online services to trade contractor licensing and trade certificate renewals, which brought 100.0 percent online availability of contractor licensing services and trade certificate renewals. The Administrative Services Section processed and issued 1,361 contractor licenses - 358 of which were newly licensed contractors. This Section also issued 2,182 Trade Certifications (Master, Journeyman and Apprentice for Electrical, Mechanical, and Plumbing Technicians) - 374 of which are first-time certifications.

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 receiving a completed application. Due largely to weather events that damaged residential roofs, total permits issued for 2025 increased by more than 12,000 permits. As a result, 90.0 percent (31,332) of a total 34,813 were issued within one day.

Another strategic goal for 2025 was to maintain a rate of 100.0 percent of building, trades, and land use inspections completed on time. With the increased permit and inspection numbers, MABCD achieved 99.0 percent of inspections completed as scheduled, down slightly from 99.8 percent in 2024.

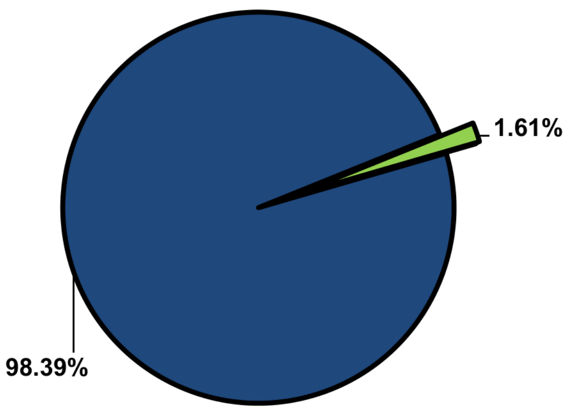
The third strategic goal for MABCD is to complete the plan review for commercial projects and have them ready for permit issuance within an average of 14 total days. This section met the 14-day period goal, with an average completion time of 5-days across all plan types. Additionally, 100.0 percent of initial project reviews were completed within their allocated timelines.

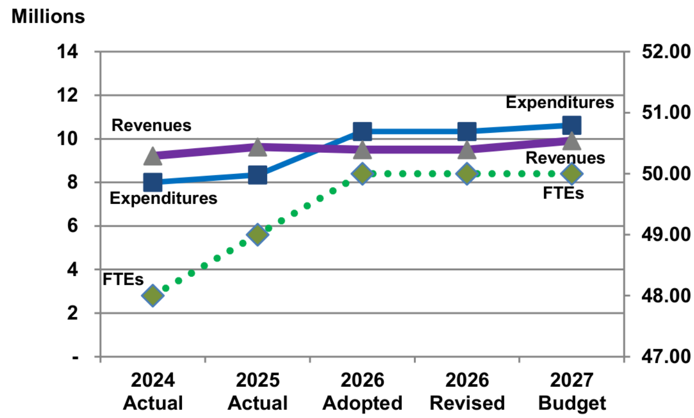
MABCD provided plan review, permit, and inspection support for 728 commercial projects with a total reported valuation of $698,533,883.

Significant Budget Adjustments

Significant adjustments to the Metropolitan Area Building and Construction Department's 2027 Recommended Budget include an increase in licenses and permits revenue ($249,275) to bring in-line with anticipated actuals, an increase in charges for services revenue ($155,211) to bring in-line with anticipated actuals, and an increase in equipment ($90,000) to replace outdated laptop computers.

Departmental Graphical Summary





Budget Summary by Category

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
Personnel	3,754,436	4,184,173	5,016,856	5,016,856	5,208,691	191,836	3.82%
Contractual Services	4,103,834	3,998,127	5,144,021	5,144,021	5,157,043	13,022	0.25%
Debt Service	-	-	-	-	-	-	
Commodities	88,047	79,196	117,700	117,700	117,700	-	0.00%
Capital Improvements	-	-	-	-	-	-	
Capital Equipment	(27,050)	-	-	-	90,000	90,000	
Interfund Transfers	83,094	82,919	50,492	50,492	50,539	47	0.09%
Total Expenditures	**8,002,361**	**8,344,416**	**10,329,069**	**10,329,069**	**10,623,974**	**294,905**	**2.86%**
Revenues							
Tax Revenues	-	-	-	-	-	-	
Licenses and Permits	9,076,488	9,318,450	9,350,825	9,350,825	9,600,100	249,275	2.67%
Intergovernmental	-	-	-	-	-	-	
Charges for Services	137,193	283,995	144,297	144,297	299,508	155,211	107.56%
All Other Revenue	1,971	18,008	2,012	2,012	15,557	13,545	673.10%
Total Revenues	**9,215,651**	**9,620,453**	**9,497,134**	**9,497,134**	**9,915,165**	**418,031**	**4.40%**
Full-Time Equivalents (FTEs)							
Property Tax Funded	-	-	-	-	-	-	
Non-Property Tax Funded	48.00	49.00	50.00	50.00	50.00	-	0.00%
Total FTEs	**48.00**	**49.00**	**50.00**	**50.00**	**50.00**	**-**	**0.00%**

Budget Summary by Fund

Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
General Fund	(30,726)	-	-	-	-	-	
Code Insp. & Enforce.	8,033,088	8,344,416	10,329,069	10,329,069	10,623,974	294,905	2.86%
Total Expenditures	**8,002,361**	**8,344,416**	**10,329,069**	**10,329,069**	**10,623,974**	**294,905**	**2.86%**

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in licenses and permits revenue to bring in-line with anticipated actuals		249,275	
Increase in charges for services revenue to bring in-line with anticpated actuals		155,211	
Increase in equipment to replace outdated laptop computers	90,000		
Total	90,000	404,486	-

Budget Summary by Program

Program	Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	% Chg '26 Rev.-'27	26'-27' FTEs
Building Administration	Multi.	1,914,687	2,044,578	2,469,726	2,469,726	2,700,367	9.34%	17.50
Building Inspection	Multi.	2,086,462	2,354,218	3,035,480	3,035,480	3,082,604	1.55%	28.00
Land Use	Multi.	446,440	454,948	576,831	576,831	588,493	2.02%	4.00
Expend & Transition	Multi.	235,059	232,500	219,103	219,103	224,581	2.50%	0.50
Support Cost Reimb.	Multi.	3,319,713	3,258,172	3,527,929	3,527,929	3,527,929	0.00%	-
Code Inspec. & Enforce.	552	-	-	500,000	500,000	500,000	0.00%	-
Total		**8,002,361**	**8,344,416**	**10,329,069**	**10,329,069**	**10,623,974**	**2.86%**	**50.00**

Personnel Summary by Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison 2026 Adopted	2026 Revised	2027 Budget	FTE Comparison 2026 Adopted	2026 Revised	2027 Budget
MABCD Director	552	APPOINT	168,628	175,374	175,374	1.00	1.00	1.00
Assistant Director of MABCD	552	GRADE 72	117,264	121,955	121,955	1.00	1.00	1.00
Chief Building Inspector	552	GRADE 67	112,015	109,882	109,882	1.00	1.00	1.00
Senior Application Manager	552	GRADE 67	80,952	94,537	94,537	1.00	1.00	1.00
IT Architect	552	GRADE 67	73,008	89,241	89,241	1.00	1.00	1.00
Land Use Specialist	552	GRADE 61	80,829	84,053	84,053	1.00	1.00	1.00
Building Plan Examiner	552	GRADE 63	307,979	320,299	320,299	4.00	4.00	4.00
Operations Manager	552	GRADE 62	57,200	78,787	78,787	1.00	1.00	1.00
Land Use Supervisor	552	GRADE 66	69,534	76,540	76,540	1.00	1.00	1.00
Building Inspector III	552	GRADE 59	131,318	130,832	146,598	2.00	2.00	2.00
Building Inspector IV	552	GRADE 62	332,609	331,926	331,926	5.00	5.00	5.00
Senior Permit Technician	552	GRADE 59	117,874	122,574	122,574	2.00	2.00	2.00
Building Inspector II	552	GRADE 58	801,687	788,299	821,493	14.00	14.00	14.00
Administrative Support IV	552	GRADE 55	53,997	56,160	56,160	1.00	1.00	1.00
Zoning & Floodplain Specialist	552	GRADE 61	80,205	55,016	55,016	1.00	1.00	1.00
Codes Specialist - Building	552	GRADE 55	48,922	50,877	50,877	1.00	1.00	1.00
Building Inspector I	552	GRADE 57	218,936	189,217	194,293	4.00	4.00	4.00
Codes Specialist - Trades	552	GRADE 54	175,677	184,059	184,059	4.00	4.00	4.00
Administrative Support III	552	GRADE 54	87,880	91,395	91,395	2.00	2.00	2.00
Call Center Specialist	552	GRADE 53	37,918	39,437	39,437	1.00	1.00	1.00
Administrative Support I	552	GRADE 51	34,403	35,797	35,797	1.00	1.00	1.00
Subtotal					**3,280,292**			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					161,958			
Overtime/On Call/Holiday Pay					43,683			
Benefits					1,722,758			
Total Personnel Budget					**5,208,691**	**50.00**	**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	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	1,316,244	1,477,180	1,561,626	1,561,626	1,702,267	140,641	9.0%
Contractual Services	541,418	511,656	829,300	829,300	829,300	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	57,026	55,742	78,800	78,800	78,800	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	90,000	90,000	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**1,914,687**	**2,044,578**	**2,469,726**	**2,469,726**	**2,700,367**	**230,641**	**9.3%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	1,310	90,357	1,390	1,390	95,860	94,470	6797.5%
All Other Revenue	(3,533)	(15,664)	88	88	(4,778)	(4,865)	-5552.1%
Total Revenues	**(2,223)**	**74,693**	**1,477**	**1,477**	**91,082**	**89,605**	**6065.0%**
Full-Time Equivalents (FTEs)	**16.50**	**17.50**	**17.50**	**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.

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

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	1,933,264	2,180,077	2,804,063	2,804,063	2,840,326	36,262	1.3%
Contractual Services	163,978	157,326	208,417	208,417	219,278	10,861	5.2%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	16,269	16,815	23,000	23,000	23,000	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	(27,050)	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**2,086,462**	**2,354,218**	**3,035,480**	**3,035,480**	**3,082,604**	**47,123**	**1.6%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	14,150	20,187	15,012	15,012	21,416	6,405	42.7%
All Other Revenue	-	13,934	-	-	-	-	0.0%
Total Revenues	**14,150**	**34,121**	**15,012**	**15,012**	**21,416**	**6,405**	**42.7%**
Full-Time Equivalents (FTEs)	**27.00**	**27.00**	**28.00**	**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.

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

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	395,644	412,137	526,706	526,706	536,206	9,500	1.8%
Contractual Services	50,512	42,381	48,725	48,725	50,886	2,161	4.4%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	284	429	1,400	1,400	1,400	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**446,440**	**454,948**	**576,831**	**576,831**	**588,493**	**11,662**	**2.0%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	1,874	-	1,911	1,911	-	(1,911)	-100.0%
Total Revenues	**1,874**	**-**	**1,911**	**1,911**	**-**	**(1,911)**	**-100.0%**
Full-Time Equivalents (FTEs)	**4.00**	**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.

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

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	109,284	114,779	124,461	124,461	129,892	5,432	4.4%
Contractual Services	28,214	28,592	29,650	29,650	29,650	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	14,467	6,210	14,500	14,500	14,500	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	83,094	82,919	50,492	50,492	50,539	47	0.1%
Total Expenditures	**235,059**	**232,500**	**219,103**	**219,103**	**224,581**	**5,479**	**2.5%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	121,733	173,451	127,895	127,895	182,232	54,336	42.5%
All Other Revenue	-	(8,737)	-	-	(9,001)	(9,001)	0.0%
Total Revenues	**121,733**	**164,714**	**127,895**	**127,895**	**173,230**	**45,335**	**35.4%**
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	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	3,319,713	3,258,172	3,527,929	3,527,929	3,527,929	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**3,319,713**	**3,258,172**	**3,527,929**	**3,527,929**	**3,527,929**	**-**	**0.0%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	9,080,118	9,346,925	9,354,565	9,350,838	9,629,436	278,598	3.0%
Total Revenues	**9,080,118**	**9,346,925**	**9,354,565**	**9,350,838**	**9,629,436**	**278,598**	**3.0%**
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

Fund(s): 552 - Code Inspection & Enforcement Fund

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
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%**