

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.

Tom Stolz
Director

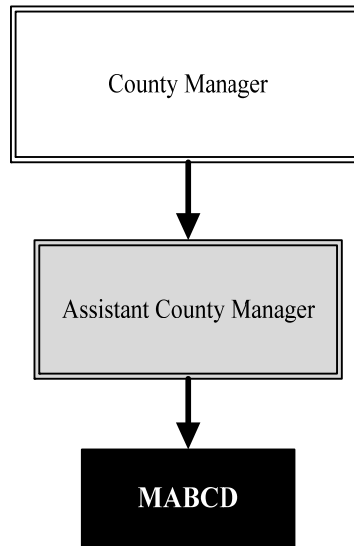
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Overview

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

In addition, the Department has staff that permits and inspects all water well and wastewater activities in unincorporated Sedgwick County and nine other municipalities within the County. The Department also manages all commercial and residential zoning and signage issues plus reviews all flood plain issues in the unincorporated areas of the County. Finally, the Department manages all housing and nuisance issues within the City of Wichita and unincorporated areas of the County.



Strategic Goals:

- *Ensure that all buildings and homes are soundly built according to contemporary national code standards and provide safety and health for occupants.*
- *Create a one-stop service center for citizens and contractors who build or remodel commercial and residential structures.*
- *Create a system where a single license and permit can be obtained so that construction work can be efficiently accomplished.*

Highlights

- Merged all building and code trade amendments within Wichita and Sedgwick County into a single document
- Merged and organized staff from Wichita and Sedgwick County through a series of job reclassifications and organizational restructuring
- Unified all licensing and certifications of trade professionals
- Provided prompt and fair due process to building professionals and home owners through weekly variance meetings and the work of the advisory boards



Accomplishments and Priorities

Accomplishments

Several accomplishments have occurred within MABCD as the merger process progressed between the City of Wichita and Sedgwick County. All building and trade code amendments within Wichita and Sedgwick County have been successfully merged into a single document so that perspective contractors and homeowners have a single set of codes to follow when building or renovating properties. In addition, all advisory groups related to the building industry have been unified into single boards in each of the four trade fields: building, plumbing, mechanical and electrical.

Staff from Wichita and Sedgwick County have been merged and organized together through a series of job reclassifications and organizational restructuring. Finally, all licensing and certifications of trade professionals were unified, which allows a trades contractor to obtain only one license through a single entity to work anywhere in the City of Wichita, nine municipalities in Sedgwick County and in the unincorporated areas of Sedgwick County.

Priorities

MABCD has employed 11 major goals for 2015 with the overarching objective of completing the City/County merger. The goals are: (1) consolidate the physical operations to the newly purchased County building; (2) work with the building industry to develop state-of-the-art technology in the new MABCD facility to enhance electronic operations to replace paper; (3) migrate the licenses and operations of the Hansen Software system from the City to the County; (4) determine tangible strategies to enhance consistency in all facets of operation; (5) consolidate all departmental directives drafted since the merger into a policy and regulation manual; (6) Neighborhood Inspections Division will review inspection areas to balance case and call load; (7) Neighborhood Inspection Division will design and implement a daily reporting tool through Hansen software; (8) complete all MABCD form and website unification; (9) complete presentations of the 2012 building code and amendment adoptions; (10) create and present an interlocal service agreement regarding water well and sanitary sewer property title transfer inspections for Wichita, class 2 and class 3 cities within the County; and (11) study and develop policy to allow homeowner maintenance of alternative sewer systems.

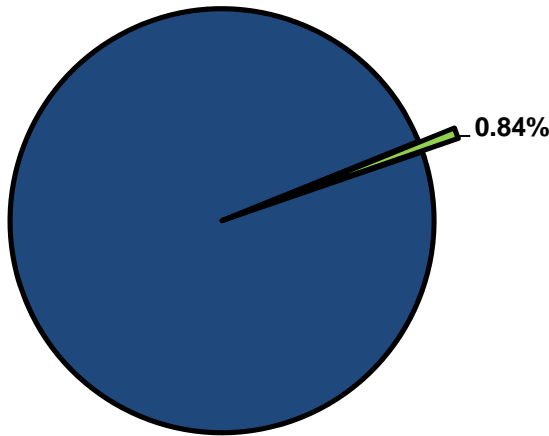


Significant Budget Adjustments

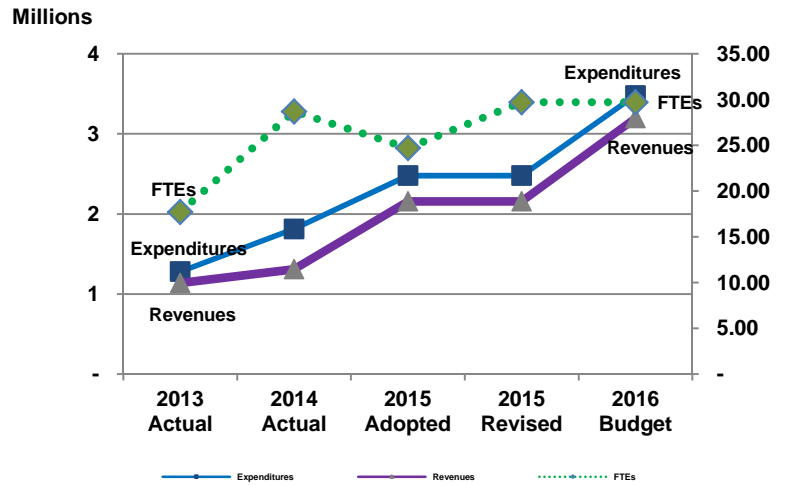
Changes to the Metropolitan Area Building & Construction Department's 2016 budget include an increase of \$307,885 for a plan review upgrade, \$97,500 for inspector mobile work capacity, \$90,000 for archiving historical and future documents, \$30,000 for 2015 code manuals, \$10,000 for scanners and software for permit writing staff, and \$8,000 for inspector uniforms. The expenditures will be offset by reimbursement revenue from the City of Wichita.

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amount Chg '15 Rev.-'16	% Chg '15 Rev.-'16
Expenditures							
Personnel	1,153,727	1,583,937	1,887,476	1,887,476	2,252,684	365,208	19.35%
Contractual Services	99,495	121,394	366,532	372,548	639,770	267,222	71.73%
Debt Service	-	-	-	-	-	-	-
Commodities	26,486	107,017	224,162	218,146	424,189	206,043	94.45%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	163,198	163,198	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	1,279,708	1,812,347	2,478,170	2,478,170	3,479,841	1,001,671	40.42%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Intergovernmental	162,644	365,321	876,071	876,071	1,847,275	971,204	110.86%
Charges for Services	955,241	941,565	1,056,610	1,056,610	1,348,897	292,287	27.66%
All Other Revenue	19,814	1	222,310	222,310	1	(222,309)	-100.00%
Total Revenues	1,137,699	1,306,887	2,154,991	2,154,991	3,196,174	1,041,182	48.31%
Full-Time Equivalents (FTEs)							
Property Tax Funded	17.71	28.71	24.71	29.71	29.71	-	0.00%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	17.71	28.71	24.71	29.71	29.71	-	0.00%

Budget Summary by Fund

Fund	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amount Chg '15 Rev.-'16	% Chg '15 Rev.-'16
General Fund	1,279,708	1,812,347	2,478,170	2,478,170	3,479,841	1,001,671	40.42%
Total Expenditures	1,279,708	1,812,347	2,478,170	2,478,170	3,479,841	1,001,671	40.42%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase for plan review upgrade	307,885	307,885	
Increase for inspector mobile work capacity	97,500	97,500	
Increase for archiving future and historical documents	90,000	90,000	
Increase for 2015 code manuals	30,000	30,000	
Increase for scanners and software for permit writing staff	10,000	10,000	
Increase for uniforms for inspectors	8,000	8,000	
Total	543,385	543,385	-

Budget Summary by Program

Program	Fund	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	% Chg '15 Rev.-'16	15-'16 FTEs
Code & LEPP	110	333,732	328,066	672,688	640,081	648,566	1.33%	4.50
Building Inspection	110	449,052	490,439	507,531	522,858	620,549	18.68%	7.00
Land Use	110	321,363	342,208	332,553	349,833	363,451	3.89%	3.71
MABCD - CoW Reim.	110	175,562	651,633	965,399	965,399	1,847,275	91.35%	14.50
Total		1,279,708	1,812,347	2,478,170	2,478,170	3,479,841	40.42%	29.71

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2015 Adopted	2015 Revised	2016 Budget	2015 Adopted	2015 Revised	2016 Budget
Metropolitan Area Bldg. and Const. Dept.	110	GRADE143	127,860	132,975	132,975	1.00	1.00	1.00
Assistant MABCD Director	110	GRADE136	66,382	68,877	68,877	1.00	1.00	1.00
IT Architect	110	GRADE136	-	85,850	85,850	-	1.00	1.00
Senior Application Manager	110	GRADE135	133,593	75,552	75,552	2.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	57,448	59,608	59,608	1.00	1.00	1.00
Water Quality Specialist	110	GRADE133	64,973	67,414	67,414	1.00	1.00	1.00
Building Plan Examiner	110	GRADE130	158,893	162,051	162,051	3.00	3.00	3.00
Chief Plumbing Inspector	110	GRADE130	-	50,982	50,982	-	1.00	1.00
Codes and Flood Plain Technician	110	GRADE129	50,070	51,952	51,952	1.00	1.00	1.00
Combination Inspector	110	GRADE129	148,042	149,173	149,173	3.00	3.00	3.00
Domestic Well Specialist	110	GRADE129	61,354	63,659	63,659	1.00	1.00	1.00
Senior Permit Technician	110	GRADE127	47,258	43,975	43,975	1.00	1.00	1.00
Building Inspector III	110	GRADE126	125,648	82,227	82,227	3.00	2.00	2.00
Administrative Technician	110	GRADE124	35,832	36,190	36,190	1.00	1.00	1.00
Building Inspector II	110	GRADE124	71,665	146,197	146,197	2.00	4.00	4.00
Building Inspector III	110	GRADE124	-	121,266	121,266	-	3.00	3.00
Environmental Inspector	110	GRADE123	24,550	26,005	26,005	0.71	0.71	0.71
Codes Specialist - Building	110	GRADE122	32,084	34,129	34,129	1.00	1.00	1.00
Codes Specialist - Trades	110	GRADE120	59,164	60,308	60,308	2.00	2.00	2.00
Subtotal					1,518,390			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					44,511			
Overtime/On Call/Holiday Pay					3,107			
Benefits					686,675			
Total Personnel Budget					2,252,684	24.71	29.71	29.71

• Building/Trade Permit & License Administration

Administrative staff issues all building and trade permits for the unincorporated areas of Sedgwick County and the City of Wichita and reviews permits issued for nine 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 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	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amnt. Chg. '15 - '16	% Chg. '15 - '16
Personnel	309,531	311,777	335,676	335,676	329,500	(6,176)	-1.8%
Contractual Services	10,422	9,187	216,032	183,425	198,086	14,661	8.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	13,779	7,102	120,980	120,980	120,980	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	333,732	328,066	672,688	640,081	648,566	8,485	1.3%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	381	-	-	-	-	-	0.0%
Charges For Service	959,481	941,565	1,056,610	1,056,610	1,348,897	292,287	27.7%
All Other Revenue	19,814	1	222,310	222,310	1	(222,309)	-100.0%
Total Revenues	979,676	941,566	1,278,920	1,278,920	1,348,898	69,978	5.5%
Full-Time Equivalents (FTEs)	4.50	4.50	4.50	4.50	4.50	-	0.0%

• Building Inspection

The Building Inspection program inspects all residential and commercial construction projects in Wichita, unincorporated Sedgwick County, and nine other 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 prior to construction by plan review staff within this work group and who also work with architects and developers.

Fund(s): County General Fund 110							
Expenditures	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amnt. Chg. '15 - '16	% Chg. '15 - '16
Personnel	390,581	436,843	452,636	452,636	537,784	85,148	18.8%
Contractual Services	48,680	48,475	17,145	38,488	45,065	6,577	17.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	9,790	5,122	37,750	31,734	37,700	5,966	18.8%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	449,052	490,439	507,531	522,858	620,549	97,691	18.7%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	(4,240)	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	(4,240)	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	6.00	7.00	6.00	7.00	7.00	-	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 performs Property Title Transfer Inspections of the onsite wastewater systems and water wells and checks adopted county floodplain regulations and FEMA issued maps to insure 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	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amnt. Chg. '15 - '16	% Chg. '15 - '16
Personnel	282,912	301,888	311,143	311,143	319,680	8,537	2.7%
Contractual Services	36,683	39,030	20,355	37,635	42,096	4,461	11.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	1,768	1,290	1,055	1,055	1,675	620	58.8%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	321,363	342,208	332,553	349,833	363,451	13,618	3.9%
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%

• MABCD - City of Wichita Reimbursement

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 Department. While the transition is under way, this program allows for the County to be reimbursed for costs it incurs through charges for service collected by the City of Wichita. As staff positions become vacant at the City of Wichita and migrate to the County staffing table, budget authority is added to this fund center from the County's Operating Reserve and the actual expenses reimbursed from the City of Wichita. As appropriate, additional costs related to the merger, including software and software maintenance costs, will be paid from this fund center and reimbursed by the City of Wichita until the transition is complete and all revenues are received by Sedgwick County, the managing partner.

Fund(s): County General Fund 110

Expenditures	2013 Actual	2014 Actual	2015 Adopted	2015 Revised	2016 Budget	Amnt. Chg. '15 - '16	% Chg. '15 - '16
Personnel	170,703	533,429	788,022	788,022	1,065,720	277,699	35.2%
Contractual Services	3,709	24,702	113,000	113,000	354,523	241,523	213.7%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	1,149	93,503	64,377	64,377	263,834	199,457	309.8%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	163,198	163,198	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	175,562	651,633	965,399	965,399	1,847,275	881,877	91.3%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	162,263	365,321	876,071	876,071	1,847,275	971,204	110.9%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	162,263	365,321	876,071	876,071	1,847,275	971,204	110.9%
Full-Time Equivalents (FTEs)	3.50	13.50	10.50	14.50	14.50	-	0.0%