

Metropolitan Area Building & Construction Department

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

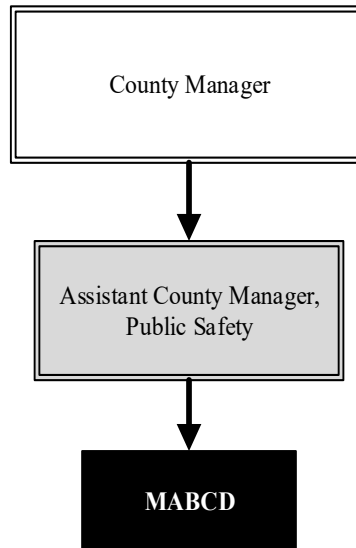
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Overview

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 or renewed licenses for 1,622 general and/or trade contractors 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 \$570,000
- MABCD continues to enact process improvements to combat a vastly increasing volume associated with City of Wichita Neighborhood Inspection Condemnation and Nuisance Abatement Programs
- Continued support of the Wichita Infill Incentive Pilot Program, provided 1,800 zero fee permits, and waived \$160,950 in fees for citizens in formative areas of the City



Accomplishments and Strategic Results

Accomplishments

The Administrative, Building, Land Use, and Neighborhood Sections provided 129,284 inspections, 27,784 permits, and 593 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 ten class two and three cities in the county. This constituted a return to average building activity in both the commercial and residential industries for 2023, after a year of record-high volume in 2022. Upgrades to select positions, coupled with adjustments to the effected programs, are projected to mitigate these issues within the 2024 budget. Staff continued to enhance online processes and transaction options. This included laying the groundwork for major upgrades and/or replacement of existing software systems projected for 2025. Administrative staff continued to evaluate and improve customer service and appointment scheduling processes. Our citizen advisory boards continued their vital services, to include initiating review of the latest code editions/releases and local amendments for adoption in 2024. The Neighborhood Inspection Division continued vital programs to combat blight and revitalize city neighborhoods, performing 33,184 specific inspections and managing 8,975 various nuisance and blight cases.

Strategic Results

One of MABCD's strategic goals for 2023 was to complete and issue 95.0 percent of building and trade permits within one day of application. The result was 94.4 percent or 26,228 permits issued within one day out of a total of 27,784 permits.

Another strategic goal for 2023 was to maintain a rate of 100.0 percent of building, trades, and land use inspections completed on time. The result was 99.7 percent or 95,812 of 96,100 inspections completed as scheduled.

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. Due to personnel shortages, this section experienced a 20.0 percent loss in capacity for the year. Despite the setback, the Department maintained a 15-day average turn-around time, and met the target average on 92.0 percent of the plans reviewed.

MABCD will plan review, permit, and provide inspection support for 593 commercial projects with a total reported valuation of \$569,081,112.

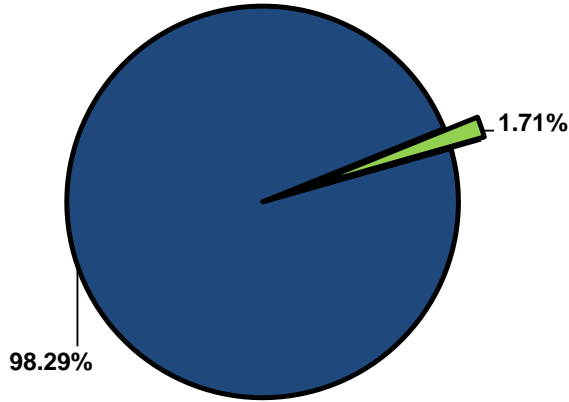


Significant Budget Adjustments

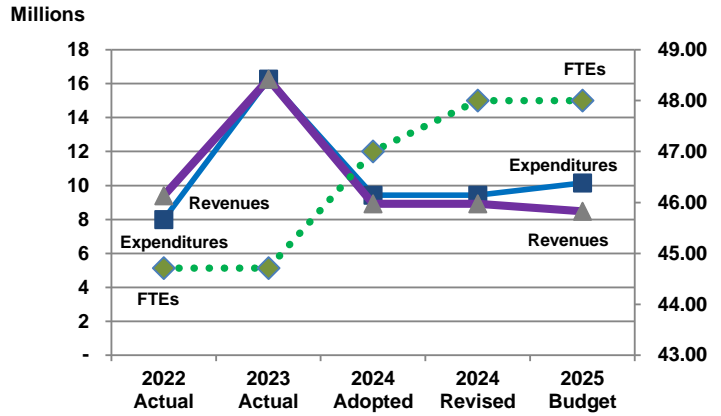
Significant adjustments to the Metropolitan Area Building and Construction Department's 2025 budget include a decrease in licenses and permits (\$454,474) to bring in-line with anticipated revenue and an increase in contractals (\$425,000) due to a Technology Review Board (TRB) project for a permitting and licensing solution.

Departmental Graphical Summary

MABCD
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amount Chg '24 Rev.-'25	% Chg '24 Rev.-'25
Expenditures							
Personnel	3,341,234	3,451,142	4,272,059	4,272,059	4,541,882	269,823	6.32%
Contractual Services	4,462,337	4,131,259	4,981,174	4,974,174	5,433,090	458,916	9.23%
Debt Service	-	-	-	-	-	-	-
Commodities	110,184	161,642	89,481	96,481	89,200	(7,281)	-7.55%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	27,050	-	-	-	-	-
Interfund Transfers	86,659	8,492,684	83,094	83,094	82,919	(175)	-0.21%
Total Expenditures	8,000,415	16,263,778	9,425,808	9,425,808	10,147,091	721,283	7.65%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	9,287,971	8,001,576	8,820,122	8,820,122	8,365,648	(454,474)	-5.15%
Intergovernmental	-	(146)	-	-	-	-	-
Charges for Services	103,131	129,922	108,373	108,373	111,094	2,720	2.51%
All Other Revenue	849	8,131,935	904	904	922	18	2.01%
Total Revenues	9,391,951	16,263,287	8,929,399	8,929,399	8,477,663	(451,736)	-5.06%
Full-Time Equivalents (FTEs)							
Property Tax Funded	44.71	44.71	-	-	-	-	-
Non-Property Tax Funded	-	-	47.00	48.00	48.00	-	0.00%
Total FTEs	44.71	44.71	47.00	48.00	48.00	-	0.00%

Budget Summary by Fund

Fund	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amount Chg '24 Rev.-'25	% Chg '24 Rev.-'25
General Fund	8,000,415	16,263,778	-	-	-	-	-
Code Insp. & Enforce.	-	-	9,425,808	9,425,808	10,147,091	721,283	7.65%
Total Expenditures	8,000,415	16,263,778	9,425,808	9,425,808	10,147,091	721,283	7.65%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Decrease in licenses and permits to bring in-line with anticipated revenue		(454,474)	
Increase in contractals due to a TRB project for a permitting and licensing solution	425,000		
Total	425,000	(454,474)	-

Budget Summary by Program

Program	Fund	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	% Chg '24 Rev.-'25	24-'25' FTEs
Building Administration	Multi.	1,541,461	9,980,984	1,990,983	1,990,983	2,042,882	2.61%	16.50
Building Inspection	Multi.	1,961,912	2,367,346	2,629,451	2,629,451	2,723,673	3.58%	27.00
Land Use	Multi.	372,630	318,053	468,392	468,392	548,310	17.06%	4.00
Expend & Transition Fund	Multi.	332,848	119,232	236,982	236,982	243,437	2.72%	0.50
Support Cost Reimb Fund	Multi.	3,791,563	3,478,164	3,600,000	3,600,000	3,663,787	1.77%	-
Code Inspec. & Enforce.	552	-	-	500,000	500,000	500,000	0.00%	-
MABCD TRB Fund	552	-	-	-	-	425,000	0.00%	-
Total		8,000,415	16,263,778	9,425,808	9,425,808	10,147,091	7.65%	48.00

Personnel Summary by Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2024 Adopted	2024 Revised	2025 Budget	2024 Adopted	2024 Revised	2025 Budget
MABCD Director	552	APPOINT	155,921	160,599	160,599	1.00	1.00	1.00
Assistant Director of MABCD	552	GRADE 72	-	111,680	111,680	-	1.00	1.00
Chief Building Inspector	552	GRADE 67	94,434	97,747	101,325	1.00	1.00	1.00
IT Architect	552	GRADE 67	77,804	80,138	80,138	1.00	1.00	1.00
Senior Application Manager	552	GRADE 67	74,851	77,097	77,097	1.00	1.00	1.00
Domestic Well Specialist	552	GRADE 61	74,734	76,977	76,977	1.00	1.00	1.00
Codes and Flood Plain Technician	552	GRADE 61	74,152	76,378	76,378	1.00	1.00	1.00
Building Plan Examiner	552	GRADE 63	210,949	215,500	215,500	3.00	3.00	3.00
Water Quality Specialist	552	GRADE 66	90,289	68,097	68,097	1.00	1.00	1.00
Building Inspector IV	552	GRADE 62	266,138	258,533	269,557	4.00	4.00	4.00
Building Inspector III	552	GRADE 59	179,837	163,040	170,279	3.00	3.00	3.00
Building Inspector I	552	GRADE 57	116,832	108,320	112,688	2.00	2.00	2.00
Senior Permit Technician	552	GRADE 59	109,018	112,262	112,262	2.00	2.00	2.00
Building Inspector II	552	GRADE 58	826,954	763,544	798,179	15.00	15.00	15.00
Administrative Support IV	552	GRADE 55	49,920	51,418	51,418	1.00	1.00	1.00
Codes Specialist - Building	552	GRADE 55	43,926	45,225	45,225	1.00	1.00	1.00
PT Building Inspector I	552	EXCEPT	2,500	22,613	22,613	0.50	0.50	0.50
Administrative Support III	552	GRADE 54	82,373	83,699	83,699	2.00	2.00	2.00
Codes Specialist - Trades	552	GRADE 54	167,546	165,283	165,283	4.00	4.00	4.00
Call Center Specialist	552	GRADE 53	36,118	37,600	37,600	1.00	1.00	1.00
Administrative Support I	552	GRADE 51	29,598	32,760	32,760	1.00	1.00	1.00
PT Building Inspector	552	EXCEPT	2,500	5,000	5,000	0.50	0.50	0.50
Subtotal					2,874,353			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					171,826			
Overtime/On Call/Holiday Pay					43,683			
Benefits					1,452,019			
Total Personnel Budget					4,541,882	47.00	48.00	48.00

• 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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	1,052,459	1,326,434	1,389,946	1,389,946	1,429,832	39,886	2.9%
Contractual Services	433,589	433,283	540,806	540,806	553,300	12,494	2.3%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	55,413	138,807	60,231	60,231	59,750	(481)	-0.8%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	8,082,460	-	-	-	-	0.0%
Total Expenditures	1,541,461	9,980,984	1,990,983	1,990,983	2,042,882	51,899	2.6%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	2,107	2,270	2,235	2,235	2,302	67	3.0%
All Other Revenue	-	8,131,935	-	-	-	-	0.0%
Total Revenues	2,107	8,134,205	2,235	2,235	2,302	67	3.0%
Full-Time Equivalents (FTEs)	14.50	15.50	16.50	16.50	16.50	-	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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	1,741,800	1,838,603	2,417,852	2,417,852	2,493,683	75,830	3.1%
Contractual Services	171,451	155,684	190,599	190,599	208,791	18,192	9.5%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	48,661	16,299	21,000	21,000	21,200	200	1.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	27,050	-	-	-	-	0.0%
Interfund Transfers	-	329,710	-	-	-	-	0.0%
Total Expenditures	1,961,912	2,367,346	2,629,451	2,629,451	2,723,673	94,222	3.6%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	29	-	31	31	32	1	3.2%
Total Revenues	29	-	31	31	32	1	3.2%
Full-Time Equivalents (FTEs)	25.00	25.00	27.00	27.00	27.00	-	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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	337,569	286,105	353,973	353,973	502,448	148,475	41.9%
Contractual Services	34,190	31,720	113,669	113,669	45,112	(68,557)	-60.3%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	871	227	750	750	750	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	372,630	318,053	468,392	468,392	548,310	79,918	17.1%
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	3.00	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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	209,406	-	110,288	110,288	115,918	5,631	5.1%
Contractual Services	31,545	32,409	36,100	29,100	37,100	8,000	27.5%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	5,239	6,309	7,500	14,500	7,500	(7,000)	-48.3%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	86,659	80,514	83,094	83,094	82,919	(175)	-0.2%
Total Expenditures	332,848	119,232	236,982	236,982	243,437	6,456	2.7%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	101,024	127,652	106,138	106,138	108,791	2,654	2.5%
All Other Revenue	839	-	873	873	890	17	2.0%
Total Revenues	101,863	127,652	107,011	107,011	109,682	2,671	2.5%
Full-Time Equivalents (FTEs)	1.50	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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	3,791,563	3,478,164	3,600,000	3,600,000	3,663,787	63,787	1.8%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	3,791,563	3,478,164	3,600,000	3,600,000	3,663,787	63,787	1.8%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	(146)	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	9,287,951	8,001,576	8,820,122	8,820,122	8,365,648	(454,474)	-5.2%
Total Revenues	9,287,951	8,001,430	8,820,122	8,820,122	8,365,648	(454,474)	-5.2%
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	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
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.

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

Expenditures	2022 Actual	2023 Actual	2024 Adopted	2024 Revised	2025 Budget	Amnt. Chg. '24 - '25	% Chg. '24 - '25
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	-	-	425,000	425,000	0.0%
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	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%