

KEY OUTCOME MEASURES	Benchmark	2017 Actual	2018 Actual	2019 Actual	2020 Target	2021 Target
Permits Issued the Same Day	99%	91%	92%	94%	95%	98%
Inspections Completed on time	100%	100%	100%	100%	100%	100%
Code Enforcement Rate of Voluntary Compliance	84%	81%	83%	85%	84%	84%

DEPARTMENT DESCRIPTION: The Metropolitan Area Building and Construction Department (MABCD) is a merged City-County code enforcement department committed to ensuring that all residential and commercial structures are properly and safely planned, built, and maintained. It supports all residents and building/trade contractors who are constructing or remodeling residential and commercial properties, and ensures equitable enforcement of County and City codes.

In addition, the department permits and inspects all water well and wastewater activities within the unincorporated areas and small cities in Sedgwick County. MABCD helps to enforce the Unified Zoning Code while collaborating with the Wichita Fire Department, Public Works & Utilities, and many other departments within the City and County to promote public safety and awareness as it relates to the built environment. Additionally, MABCD manages all housing and nuisance issues within the City of Wichita and unincorporated Sedgwick County.

The department began joint operations in 2012 and relocated all operations to the Ronald Reagan Building in 2016. Operations are budgeted by the City of Wichita and Sedgwick County. All revenue related to licensing, plan review, permitting, and inspections is collected by Sedgwick County. The City of Wichita is then reimbursed for operations that are not included in the City of Wichita General Fund or Community Development Block Grants.



EXPENDITURES BY PROGRAM	2021 Adopted	Page Reference
1. Building Safety and Construction Enforcement	\$3,754,006	201
2. Neighborhood Inspections	2,443,388	202
TOTAL EXPENDITURES	\$6,197,394	

REVENUES AND EXPENDITURES POSITIONS / FTE	2019 Actual	2020 Adopted	2020 Revised	2021 Adopted	2022 Approved
MABCD Fund	\$3,716,028	\$4,849,655	\$3,830,083	\$4,953,713	\$4,019,229
General Fund	1,035,684	1,144,645	1,181,235	1,143,681	1,101,464
Grant Funds	75,836	100,000	50,000	100,000	100,000
REVENUES	\$4,827,548	\$6,094,300	\$5,061,318	\$6,197,394	\$5,220,693
Personal Services	3,495,310	\$3,679,059	3,707,042	3,716,792	3,806,376
Contractuals	580,682	595,097	567,305	633,497	563,497
Commodities	39,306	86,112	84,624	84,904	84,904
Capital Outlay	0	393	393	393	393
Other	712,250	1,733,639	701,954	1,761,808	765,523
EXPENDITURES	\$4,827,548	\$6,094,300	\$5,061,318	\$6,197,394	\$5,220,693
POSITIONS / FTE	40 / 40	40 / 40.00	40 / 40	40 / 40	40 / 40

DEPARTMENT HIGHLIGHTS: An outcome of the Zero-Based Budgeting process is that MABCD has realigned several services and processes to streamline delivery and improve customer experience. In 2019 and 2020, this included moving to a 100 percent electronic building plan review process and greatly expanding the availability of other online offerings. This includes the development of options for expedited plan reviews, additional options for automated permit purchases, online contractor license renewal, and online homeowner permits.

MABCD also adopted the 2018 International Residential and Commercial Building Codes in order to provide the industry with the latest available technology and cost savings. Strong revenue gains have allowed MABCD to provide building permit discounts as an incentive to development, as well as permit discounts to non-profit organizations providing for affordable housing and urban infill. Collaboration and integration with residents and stakeholders results in improved outcomes.

MABCD will continue to expand the code-enforcement liaison program to build capacity with neighborhood, church, and civic groups to assist homeowners and achieve a fair resolution of cases. There has been a 22 percent increase in cases resolved outside of court through these efforts. Enhanced approaches and selected areas of proactive enforcement will continue based on results of these efforts and the previous pilot project.

Building Safety and Construction Enforcement



METROPOLITAN AREA BUILDING AND CONSTRUCTION DEPARTMENT

VISION

To ensure building safety in Wichita and Sedgwick County through contractor licensing, permit issuance, code adoption, building project review, and inspection.

FOCUS	GOAL	ACTIVITIES
Growing Wichita's Economy	A. Code Compliance	<ol style="list-style-type: none"> 1. Building Administration 2. Commercial Plan Review 3. Building and Trade Inspections

PERFORMANCE MEASURES	Benchmark	2017 Actual	2018 Actual	2019 Actual	2020 Target	2021 Target	GOAL Alignment
Average Days from Application to Commercial Permit Issuance	32.2	13.2	13.2	14.0	14.0	13.0	A
Percentage of Initial Commercial Code Review Completed within 14 Days	79%	97%	94%	95%	98%	98%	A

PROGRAM DESCRIPTION: The Building Safety and Construction Enforcement program oversees construction and related activities in Wichita and Sedgwick County. This includes all contractor licensing, review and proposed adoption of codes, plan review, and permitting, and inspection. Additionally, there are four advisory boards for each trade.




ACTIVITY DESCRIPTIONS: **Building Administration** includes the review and proposed adoption of codes that MABCD enforces. Administration of contractor licensing is the first line of defense in ensuring construction meets all those codes. Most work that requires a permit also requires a contractor license. Permit issuance occurs when MABCD gives a contractor or homeowner permission to do specific work for which the permit applicant asked to perform. The permit application contains details for the proposed project, which has been reviewed by MABCD staff in order to correct permit errors and code violations. **Commercial Plan Review** is a comprehensive review of commercial projects submitted for permitting. This review includes conformance with adopted building codes as well as requirements of other departments that have a stake in the proposed development. Steps in the plan review process are preliminary review, project review, and consultation through the construction phase. **Building and Trade Inspections** are the final step in ensuring that all adopted construction and trade codes are enforced. Requested inspections occur daily. There are specialized trades inspectors for commercial projects as well as cross-trained combination inspectors for residential construction.

REVENUES AND EXPENDITURES POSITIONS / FTE	2019 Actual	2020 Adopted	2020 Revised	2021 Adopted	2022 Approved
MABCD Fund	\$2,664,965	\$3,721,310	\$2,664,576	\$3,754,006	\$2,788,897
REVENUES	\$2,664,965	\$3,721,310	\$2,664,576	\$3,754,006	\$2,788,897
Personal Services	\$1,818,405	\$1,863,708	\$1,841,672	\$1,870,081	\$1,901,966
Contractuals	111,026	102,328	99,395	101,269	101,269
Commodities	23,285	25,000	25,000	25,000	25,000
Capital Outlay	0	0	0	0	0
Other	712,250	1,730,274	698,509	1,757,656	760,662
EXPENDITURES	\$2,664,965	\$3,721,310	\$2,664,576	\$3,754,006	\$2,788,897
POSITIONS / FTE	16 / 16.00	16 / 16.00	16 / 16.00	16 / 16.00	16 / 16.00

VISION

To preserve Wichita's neighborhoods and make Wichita a cleaner city by employing fair and effective code enforcement initiatives, including the abatement of nuisances, the repair, board-up, or removal of dangerous or dilapidated structures, and a reduction in the number of chronic illegal right-of-way and alley dumpsites.

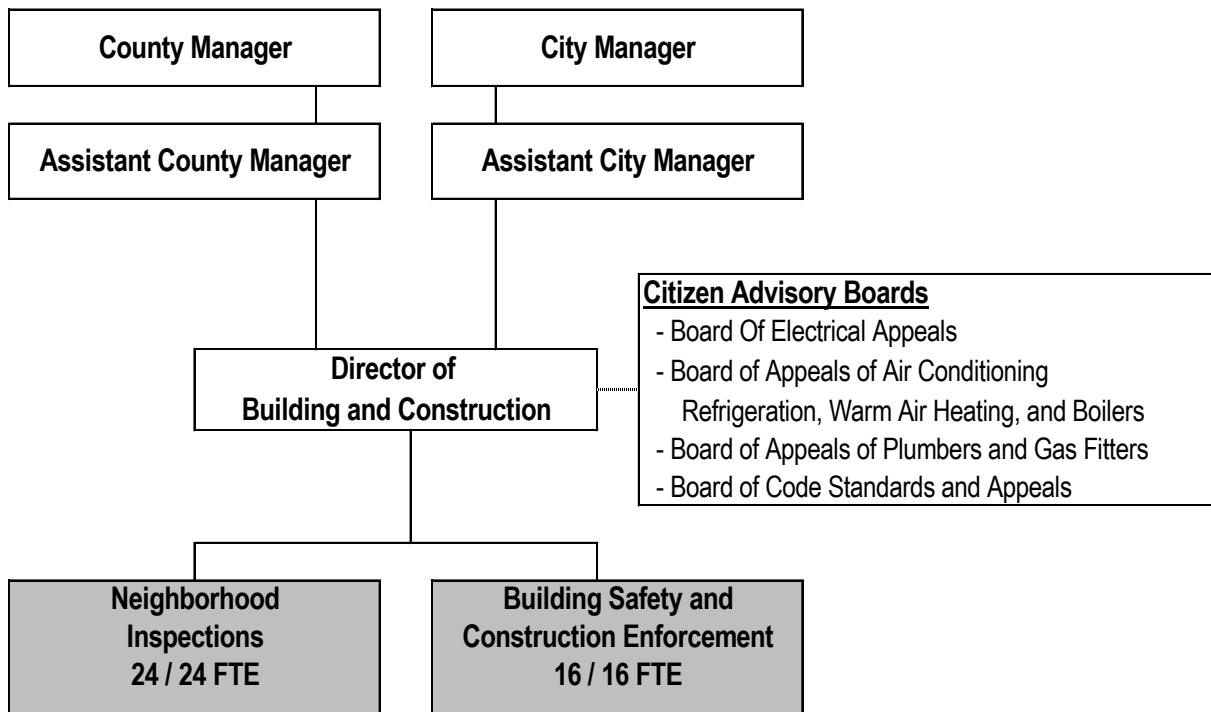
FOCUS	GOAL	ACTIVITIES
Growing Wichita's Economy	A. Code Compliance	4. Investigation and Case Management 5. Nuisance Abatement 6. Dangerous Buildings 7. Illegal Dumping Clean-up
Wichita: A Well-Run City	B. Community Partnerships	8. Code Enforcement Liaison

PERFORMANCE MEASURES	Benchmark	2017 Actual	2018 Actual	2019 Actual	2020 Target	2021 Target	GOAL Alignment
Average Calendar Days to resolve Housing cases through Voluntary Compliance	 130	124	123	132	130	130	A
Average Calendar Days to resolve a Nuisance Case through Abatement	 140	181	191	155	180	180	A
Number of cases resolved by involvement of a Code Enforcement Liaison	 38	122	170	217	200	200	B

PROGRAM DESCRIPTION: Neighborhood Inspection is responsible for ensuring compliance with City codes for housing, nuisance, neglected building, and residential zoning. Each inspector has an assigned geographical inspection area, which vary in size based on case volume. Code compliance is achieved through a combination of education, resource and assistance referral, and enforcement.

ACTIVITY DESCRIPTIONS: **Investigation and Case Management** is coordinated by inspectors who document cases and take action within compliance timeframes. When voluntary compliance is not achieved, options for forced compliance include **Nuisance Abatement**, court action, or repair, board-up, or removal of **Dangerous Buildings**, or **Illegal Dumping Clean-up**. Because voluntary compliance is the preferred outcome, the **Code Enforcement Liaison** works one-on-one with homeowners who have been found to be in violation of housing or nuisance codes to provide program referrals for assistance with court ordered repairs and/or yard cleanup and to alleviate volume in Environmental Court.

REVENUES AND EXPENDITURES POSITIONS / FTE	2019 Actual	2020 Adopted	2020 Revised	2021 Adopted	2022 Approved
MABCD Fund	\$1,051,064	\$1,128,345	\$1,165,507	\$1,199,707	\$1,230,332
General Fund	1,035,684	1,144,645	1,181,235	1,143,681	1,101,464
Grant Funds	75,836	100,000	50,000	100,000	100,000
REVENUES	\$2,162,584	\$2,272,990	\$2,396,742	\$2,443,388	\$2,431,796
Personal Services	\$1,676,907	1,815,351	\$1,865,370	\$1,846,711	\$1,904,410
Contractuals	469,656	492,769	467,910	532,228	462,228
Commodities	16,021	61,112	59,624	59,904	59,904
Capital Outlay	0	393	393	393	393
Other	0	3,365	3,445	4,152	4,861
EXPENDITURES	\$2,162,584	\$2,272,990	\$2,396,742	\$2,443,388	\$2,431,796
POSITIONS / FTE	24 / 24.00	24 / 24.00	24 / 24	24 / 24	24 / 24



Total Authorized Positions/Full-Time Equivalents = 40 / 40 FTE



Authorized Positions	Range	2019	2020	2021
Assistant Department Director	1D71	1	1	1
Senior Plans Examiner	1C52	1	1	1
Inspection Administrator	1C51	2	2	2
Inspection Administrator	1C44	2	2	2
Senior Management Analyst	1C44	1	1	1
Inspection Supervisor	1C43	2	2	2
Senior Program Specialist	1C43	1	1	1
Plans Examiner	1C42	4	4	4
Administrative Aide III ¹	1926	0	1	1
Administrative Aide II ¹	1623	3	2	2
Combination Inspector	2627	1	1	1
Combo. Neighborhood Inspector	2627	17	17	17
Plumbing & Mechanical Inspector III	2627	2	2	2
Senior Building Permit Examiner	2627	1	1	1
Customer Service Clerk II	2619	1	1	1
Clerk II	2615	1	1	1
TOTAL AUTHORIZED POSITIONS		40	40	40
General Fund		10	10	10
Metro. Area Building / Construction Fund		30	30	30

¹ One Administrative Aide II is reclassified as a Administrative Aide III in the 2020 Revised Budget.