

FOCUS AREAS			
KEEPING WICHITA SAFE	GROWING WICHITA'S ECONOMY	BUILDING DEPENDABLE INFRASTRUCTURE	LIVING WELL
WICHITA: A WELL-RUN CITY			

MISSION

Ensure that all residential and commercial structures and properties are properly and safely planned, built, and maintained within the City of Wichita and Sedgwick County.

GOALS

- A. Ensure code compliance so that buildings and spaces are safe, accessible, and reflect community priorities regarding standards for the built environment.
- B. Effectively promote stakeholder and community partnerships to improve code compliance outcomes.

PROGRAMS

- | | |
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| 1. Building Safety and Construction Enforcement..... | A |
| 2. Neighborhood Inspections..... | A, B |

GOAL ALIGNMENT

KEY OUTCOME MEASURES	Benchmark	2018 Actual	2019 Actual	2020 Actual	2021 Target	2022 Target
Permits Issued the Same Day	99%	92%	94%	94%	98%	98%
Inspections Completed on time	100%	100%	100%	100%	100%	100%
Code Enforcement Rate of Voluntary Compliance	84%	83%	85%	87%	84%	83%

DEPARTMENT DESCRIPTION: The Metropolitan Area Building and Construction Department (MABCD) is a joint 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.

Through Neighborhood Inspection (NI), MABCD enforces all housing and nuisance code within the City of Wichita. The department assists with development and enforcement of the Unified Zoning Code, while collaborating with the Planning Department, Wichita and County Fire Departments, Public Works & Utilities, and others to promote public safety and awareness as it relates to the built environment. MABCD responsibilities include floodplain management and land use activities in the unincorporated areas and small cities within Sedgwick County.

MABCD operations are funded by revenue from permits and licensing with some NI programs supported by the City of Wichita General Fund and Community Development Block Grants. All programmed expenditures are budgeted by both the City of Wichita and Sedgwick County. All revenue is collected by Sedgwick County, and the City of Wichita is then reimbursed for their direct operational expenses.



EXPENDITURES BY PROGRAM	2022 Proposed	Page Reference
1. Building Safety and Construction Enforcement	\$3,739,242	203
2. Neighborhood Inspections	\$2,676,033	204
TOTAL EXPENDITURES	\$6,415,275	

REVENUES AND EXPENDITURES POSITIONS / FTE	2020 Actual	2021 Adopted	2021 Revised	2022 Proposed	2023 Projected
MABCD Fund	\$3,748,367	\$4,953,713	\$3,993,191	\$5,142,187	\$4,044,204
General Fund	1,072,288	1,143,681	1,223,281	1,173,088	1,191,577
Grant Funds	1,308	100,000	100,000	100,000	100,000
REVENUES	\$4,821,962	\$6,197,394	\$5,316,472	\$6,415,275	\$5,335,781
Personal Services	\$3,565,758	\$3,716,791	3,853,530	3,737,068	3,783,322
Contractuals	541,360	633,497	637,472	576,472	576,472
Commodities	41,165	84,904	85,601	85,601	85,601
Capital Outlay	0	393	0	0	0
Other	673,680	1,761,808	739,869	2,016,134	890,386
EXPENDITURES	\$4,821,962	\$6,197,394	\$5,316,472	\$6,415,275	\$5,335,781
POSITIONS / FTE	40 / 40	40 / 40	* 41 / 41	** 39 / 39	39 / 39

* A Customer Service Clerk II is added by eliminating seasonal contractual labor funding.

** Two Plumbing & Mechanical Inspector III will be eliminated in the 2022 Budget when those are transferred to Sedgwick County per the Merger agreement.

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 latest Residential and Commercial Building Codes and latest Electrical Code 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	2018 Actual	2019 Actual	2020 Actual	2021 Target	2022 Target	GOAL Alignment
Average Days from Application to Commercial Permit Issuance	32.2	13.2	14.0	14.0	13.0	13.0	A
Percentage of Initial Commercial Code Review Completed within 14 Days	79%	94%	95%	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	2020 Actual	2021 Adopted	2021 Revised	2022 Proposed	2023 Projected
MABCD Fund	\$2,618,624	\$3,754,006	\$2,619,073	\$3,739,242	\$2,597,447
REVENUES	\$2,618,624	\$3,754,006	\$2,619,073	\$3,739,242	\$2,597,447
Personal Services	\$1,844,578	\$1,870,081	\$1,787,150	\$1,645,548	\$1,644,168
Contractuals	99,093	101,269	79,566	79,566	79,566
Commodities	9,543	25,000	25,000	25,000	25,000
Capital Outlay	0	0	0	0	0
Other	665,409	1,757,656	727,357	1,989,128	848,713
EXPENDITURES	\$2,618,624	\$3,754,006	\$2,619,073	\$3,739,242	\$2,597,447
POSITIONS / FTE	16 / 16.00	16 / 16.00	16 / 16.00	* 14 / 14.00	14 / 14.00

* Two Plumbing & Mechanical Inspector III will be eliminated in the 2022 Budget when those are transferred to Sedgwick County per the merger agreement.

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

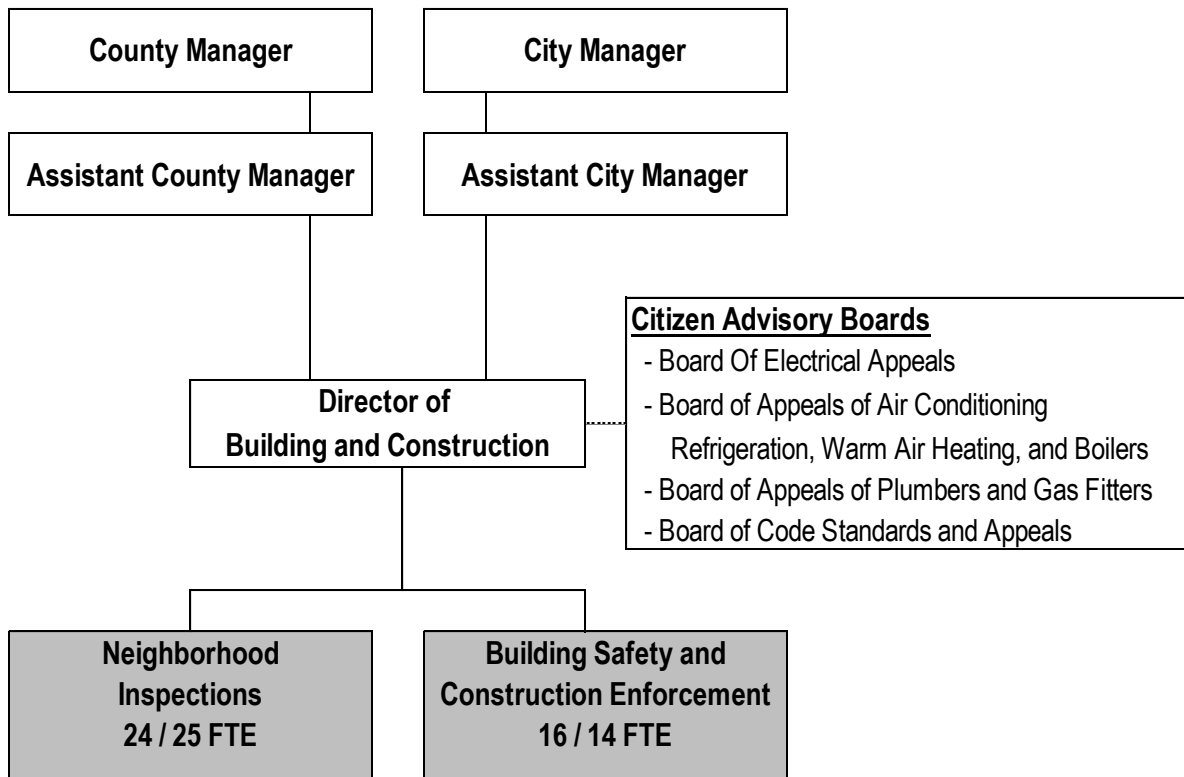
PERFORMANCE MEASURES	Benchmark	2018 Actual	2019 Actual	2020 Actual	2021 Target	2022 Target	GOAL Alignment
Average Calendar Days to resolve Housing cases through Voluntary Compliance	130	123	132	146	130	130	A
Average Calendar Days to resolve a Nuisance Case through Abatement	140	191	155	164	180	180	A
Number of cases resolved by involvement of a Code Enforcement Liaison	38	170	217	172	200	170	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	2020 Actual	2021 Adopted	2021 Revised	2022 Proposed	2023 Projected
MABCD Fund	\$1,129,743	\$1,199,707	\$1,374,118	\$1,402,945	\$1,446,757
General Fund	1,072,288	1,143,681	1,223,281	1,173,088	1,191,577
Grant Funds	1,308	100,000	100,000	100,000	100,000
REVENUES	\$2,203,339	\$2,443,388	\$2,697,399	\$2,676,033	\$2,738,334
Personal Services	\$1,721,179	\$1,846,711	\$2,066,380	\$2,091,520	\$2,139,154
Contractuals	422,267	532,228	557,906	496,906	496,906
Commodities	31,622	59,904	60,601	60,601	60,601
Capital Outlay	0	393	0	0	0
Other	8,270	4,152	12,512	27,006	41,673
EXPENDITURES	\$2,203,339	\$2,443,388	\$2,697,399	\$2,676,033	\$2,738,334
POSITIONS / FTE	24 / 24.00	24 / 24.00	* 25 / 25.00	25 / 25.00	25 / 25.00

* A Customer Service Clerk II is added by eliminating seasonal contractual labor funding.



Total Authorized Positions/Full-Time Equivalents = 39 / 39 FTE

Authorized Positions	Range	2020	2021	2022
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	1926	1	1	1
Administrative Aide II	1623	2	2	2
Combination Inspector	2627	1	1	1
Combo. Neighborhood Inspector	2627	17	17	17
Plumbing & Mechanical Inspector III ¹	2627	2	2	0
Senior Building Permit Examiner	2627	1	1	1
Customer Service Clerk II ²	2619	1	2	2
Clerk II	2615	1	1	1
TOTAL AUTHORIZED POSITIONS		40	41	39
General Fund		10	11	11
Metro. Area Building / Construction Fund		30	30	28

¹ These two positions will be eliminated in the 2022 Budget when those are transferred to Sedgwick County per the merger agreement

² A Customer Service Clerk II position is added by eliminating seasonal contractual labor funding.