

**JOINT MEETING OF  
THE WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA BUILDING AND  
CONSTRUCTION DEPARTMENT  
ADVISORY BOARDS**

**January 27, 2014**

The joint meeting of the Metropolitan Area Building and Construction Department Advisory Boards was commenced by Tom Stolz, Director of the MABCD, on Monday, January 27, 2014, at 10:00 a.m. in the 1<sup>st</sup> floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

Mr. Stolz thanked the attending Board Members for their service throughout the previous year, and he expressed appreciation on behalf of the staff and community for each person's continued service.

He summarized the accomplishments of 2013:

- Consolidated all amended City/County building codes
- Combined trade Boards and initiated some new Board policies regarding authority and role
- Combined mission statement for MABC focusing on public safety, best practices, fairness, equitability, plus increased customer service
- Combined City/County organizational charts into three divisions: building, housing/nuisance and administration
- Reclassified employees to create more internal equitability
- Created policy to fairly and consistently handle variance requests
- Created a system to reconcile all issued permits
- Unified trade licensing and certificate process
- Brought in Senior Analyst to manage and maintain Hansen software system

The 2014 Merger Objectives were stated as follows:

- Find a building to house MABCD
- Reassign inspector areas for better efficiency
- Fully implement organizational chart
- Study of all MABCD fees
- Consolidate City/County General Contractors' licenses for 2015 renewal
- Consolidate all City/County permit fees
- Merge KPI and ICMA performance measures to provide best practices and performance measurements for MABCD
- Embark on a study to make continuing education credits consistent statewide
- Cross-training of MABCD staff in each division for the maximum effectiveness
- Implement noncompliance policies
  - All issued permits have resolution
  - Reinspection fees are vetted with staff supervisor before being assessed in a fair and consistent manner
  - Building and trades use a uniform graduated tier structure with potential Board action for those who begin construction/trade jobs without the required permit(s)
- Revise Neighborhood Inspection processes to streamline and enhance services

Whether or not to allow contractor licenses to be placed in an 'inactive' status for trades was also raised by Mr. Stolz. The Unified Building & Trade Code (UBTC) allows general contractors to maintain a license in an inactive status. The practice should be uniform for trade and general contractors.

Mr. Jeff Van Zandt, City of Wichita Law Department, gave a brief presentation regarding the Public Agenda portion of the Board agendas. He reminded the Boards that no action can be taken on an item that is presented as a matter on the Public Agenda. Although the accepted time allotment for speaking is five minutes, a Board Member may ask for

additional time beyond the five-minute limit if he/she wants the speaker to continue. Mr. Van Zandt emphasized that code variance requests have a process for review and should not be heard on the Public Agenda. Variance requests that have been denied by staff should be appealed to the respective trade Board. The appeal to the Board should be in writing with the specific variance request outlined.

Mr. Justin Wagner distributed a document with the proposed language for license and certificate barriers for trades and building contractors' licenses. The purpose of the document is to increase the authority of the Director of MABCD to prevent licensure of applicants under certain circumstances including but not limited to:

- A demonstrated pattern of abandonment of contracts without legal causes
- A demonstrated pattern of diversion of funds or property received for the performance/completion of a specific contract
- A demonstrated pattern of fraudulent departure from or disregard of plans or specifications without consent of the owner or his authorized representative
- A demonstrated pattern of willful and deliberate disregard and violation of the provisions of the code (as adopted and enforced by MABCD)
- A misrepresentation of a material fact within any application for license or certificate or permit
- A demonstrated pattern of failure to obtain permits as required by code
- A felony conviction which indicates that the applicant is not fit to be licensed

Any applicant whose license/certificate is denied by the Director of MABCD under the proposed language would have the right to appeal the decision to the respective trade Board.

Mr. Bud Lett gave an update on the code review process by MABCD. Codes that differed between the City and the County have been changed to a uniform application; the exclusions are those codes for which the State Fire Marshal's office has allowed an exception within the City of Wichita due to the minimal response time for fire emergency calls. The 2012 International Fire Code (IFC) has been adopted by the Sedgwick County Fire District No. 1. The City of Wichita Fire Department is in the process of reviewing the 2012 IFC. MABCD staff is studying the 2012 International Building Code and comparing it to the 2006 IBC (currently enforced). Once the review is complete, a summary of differences will be presented to the trade Boards and area small cities. The Board of Electrical Appeals, which historically adopts the current code quickly, will begin reviewing the 2014 National Electrical Code as early as February. The Board of Appeals of Plumbers and Gas Fitters is preparing to review the 2012 Uniform Plumbing Code, and the Board of Air Conditioning, Refrigeration, Warm Air Heating and Boilers is already going through the 2012 International Mechanical Code (IMC). An ISO (Insurance Services Office) survey in the summer of 2013 showed a need for the MABCD jurisdiction to update to the 2012 codes.

Mr. Stolz added that he and Mr. Lett will be attending a committee meeting regarding the energy code within the next two months. Consideration will be given to what requirements should be adopted by the jurisdiction that will best meet the needs of its residents.

The advisory meeting concluded at 11.31 a.m.