

DR 82-3 - Contracting with Second
and Third Class Cities for
Sedgwick County

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Received & filed* 2-11-82

B.C.C./B. CO. C. _____

No further action necessary.

January 20, 1982
Inspection Services

TO: Board of Sedgwick County Commissioners

FROM: Ron R. Worley
Building Inspections, Planning and Zoning

In response to the desire of the Board of Sedgwick County Commissioners to eliminate duplication of service and become more cost effective in the issuance of building permits and performing inspections, contact was made with the 2nd and 3rd class cities in the county to determine how building permits and inspections were being handled in those cities. An attached page lists those cities and their current permit and inspection practices.

It was discovered that building contractors in the county faced the possibility of dealing with 17 departments which were selling permits and the need to be familiar with 16 different building codes with the probability of new cities adding still additional codes.

Many of these 2nd and 3rd class cities while they require building permits, do not have professional expertise necessary to provide for plans review or fire code review. It was determined that the county had the ability to provide ICBO certified inspectors' services in the areas of building, electrical, plumbing, mechanical and plans and fire review and that if these services could be made available to these cities at an affordable price, many of them would be very interested in utilizing these services. I have had discussions with officials of the cities of Haysville and Clearwater and have provided them with information about the inspection services the county would be able to offer.

Study revealed that county inspectors were already in close proximity to most of these cities on a daily basis and that current professional personnel and vehicles would be adequate to provide services for the expected level of increased activities.

During 1981, agreements were signed with the cities of Park City, Maize, Valley Center and Bel Aire and the Division of Building Inspections, Planning and Zoning of the Sedgwick County Department of Public Works started to do building inspections for the cities of Park City, Maize and Valley Center. Inspections in Bel Aire, under this agreement, began January 1, 1982. An attached chart shows the number of permits issued and inspections made in these cities in 1981. These four cities have all adopted the same uniform building codes as Sedgwick County and thus have reduced by four the number of different codes in use.

These inspections are performed by the regular inspection personnel of the Division. Necessary building permits are sold in the various cities. The fee schedules for these permits are the same as for Sedgwick County and the fee collected is divided on a 50/50 basis between the issuing city and Sedgwick County.

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Having the permits issued by the individual cities allows for local control of important decisions such as setbacks and zoning. This arrangement means that homeowners and contractors from these cities are not required to make a trip to Wichita to purchase a permit. Scheduling of inspections is done by phone directly with the County Inspections Division. This allows these inspections to be included in the inspectors' regular schedule for the day. This coordination has helped to hold down mileage duplication and therefore expense to Sedgwick County.

During 1980, the Division drove approximately 90,000 miles to accomplish approximately 6,600 inspections for an average of 13.6 miles per inspection. During 1981, the Division drove approximately 94,000 miles to accomplish approximately 6,800 inspections including those in Park City, Maize and Valley Center, for an average of 13.8 miles per inspection, or basically no change from 1980. It is anticipated that a full year's experience with doing inspections in these and possibly other 2nd and 3rd class cities in the County will show approximately the same results.

Cost reduction was also accomplished in 1981, through the use of CNG (Compressed Natural Gas) as an alternative fuel to unleaded gasoline.

All vehicles used by the Inspection Division are equipped to operate on CNG, and the Division has experienced an excellent improvement in miles per gallon rating due to the extensive use of CNG. During October 1981, one inspector averaged 2,076 miles per gallon through the almost exclusive use of CNG. He traveled 2,181 miles while using only slightly more than one (1) gallon of unleaded gasoline. At this time, that rating stands as a Sedgwick County Motor Pool record.

Inspection Division

Unleaded Gasoline Use

August - November 1980	1,598 Gallons
August - November 1981	558 Gallons
Average Reduction 1040 ÷ 4 months =	260 Gal. per month
	<u>X 12</u>
Yearly Reduction	3,120 Gallons

Cost

\$1.14 Unleaded Gasoline per Gallon	
<u>.40 CNG per Gallon</u>	
.74 Savings per Gallon	<u>x .74</u>
Yearly cost savings with current CNG usage	<u>\$2,309</u>

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Page 3

Currently there are only two things keeping the Division from the exclusive use of CNG as a fuel.

1. The range limitation of approximately 60 to 70 miles per full charge of CNG.
2. The lack of refueling points outside of Sedgwick County necessitates the use of unleaded gasoline for part of some out of town trips.

The first and largest of these deterrents will be greatly reduced as additional county CNG fueling points are placed in service. As this takes place, I would anticipate a further reduction in the usage of unleaded gasoline and a corresponding increase in cost reduction to the county.

To summarize, I would say that this policy of offering inspection services to cities in the County on a 50/50 split fee basis is off to a good start and is working to the benefit of both the County and cities using the services. It has served to reduce duplication of personnel and to standardize construction policies. Additional cities have requested information or have had discussions with me about the possibility of county personnel performing professional inspections within their boundaries. It is my desire that in the years ahead, as these services are extended to more cities, further reductions in duplications will result in greater efficiency in building practices for all of Sedgwick County and thereby reduced expense to all residents.

January 20, 1982
Inspection Services
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Permits & Inspections Required in Sedgwick County

<u>Second Class Cities</u>	<u>Building Permits Required</u>	<u>Inspections Required</u>
Derby	yes	yes
Haysville	yes	yes
Valley Center	yes	Done by Sedgwick County
<u>Third Class Cities</u>		
Andale	yes	yes
Bel Aire	yes	Done by Sedgwick County
Bentley	yes	yes
Clearwater	yes	yes
Colwich	yes	yes
Cheney	yes	yes
Eastborough	yes	none
Garden Plain	yes	yes
Goddard	yes	yes
Kechi	yes	yes
Maize	yes	Done by Sedgwick County
Mt. Hope	yes	yes
Mulvane	yes	yes
Park City	yes	Done by Sedgwick County
Viola	no	none
Sedgwick, City of	yes	yes

January 20, 1982
Inspection Services
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Number of 1981 permits issued in 2nd and 3rd class cities in Sedgwick County

<u>City</u> <u>Beginning Date</u>	<u>Park City</u> <u>Sept. 23, 1981</u>	<u>Maize</u> <u>Oct. 1, 1981</u>	<u>Valley Center</u> <u>Oct. 1, 1981</u>
Building *	36	5	7
Electrical	0	1	3
Plumbing	9	0	0
TOTAL	45	6	10

Number of 1981 inspections in 2nd and 3rd class cities in Sedgwick County

<u>City</u>	<u>Park City</u>	<u>Maize</u>	<u>Valley Center</u>
Building	42	8	10
Electrical	38	3	10
Plumbing	23	8	5
TOTAL	103	19	25

* A building permit normally can result in 3 to 5 building inspections, 2 electrical inspections and 2 plumbing inspections.

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SEDGWICK COUNTY, KANSAS
BOARD OF COUNTY COMMISSIONERS

DATE January 4, 1982



TO Ron Worley, Building, Planning &
Inspections
FROM Don Gragg, Chairman

SUBJECT Report on Progress being
made in Contracting with
Second and Third Class
Cities for Sedgwick County
to do their Building Inspections

DR 82-3

Would you prepare a typed written report and be prepared to personally present it at the regular meeting of the Board of Sedgwick County Commissioners on Wednesday, January 20, 1982. You will need to deliver the prepared material to Castina Towle in the Department of Administration by noon on Thursday, January 14, 1982 so it may be used as an agenda attachment.

You might also report on the success you are having with the use of Natural Gas as a vehicular fuel and the cost savings involved.

Also contact Robert Lakin, Director of the Wichita/Sedgwick County Metropolitan Area Planning Department, and ask when he could schedule you on the Planning Commission agenda so they may be fully informed and given the opportunity to ask questions they might have.

DG/jm

cc: Tom Scott - 2nd District Sedgwick County Commissioner
Jack Spratt - 3rd District Sedgwick County Commissioner
Castina Towle - Department of Administration
Robert Lakin, Director - M.A.P.D.
Claud Shelor, Director - Department of Public Works
John D. Philbrick, C.P.A. - Department of Administration
William Rustin - County Counselor

RECEIVED

JAN 5 1982

METROPOLITAN PLANNING

ROUTE _____

SEDGWICK COUNTY, KANSAS
BOARD OF COUNTY COMMISSIONERS

DATE January 4, 1982



TO Castina Towle, Department of Administration

FROM Don Gragg, Chairman

SUBJECT Agenda for Regular Meeting
of the Board of Sedgwick
County Commissioners on
Wednesday, January 20, 1982

ITEM:

Desire by the Board of Sedgwick County Commissioners to eliminate duplication of service and become more cost effective in the issuance of Building Permits and performing inspections.

Report by Ron Worley, Building, Planning & Inspections, on progress being made in contracting with second and third class cities for Sedgwick County to do their building inspections.

ACTION:

- (a) Receive and file
- (b) Request additional information
- (c) Request a letter sent to each second and third class city currently not participating, to see if interest exists before the 1983 Budget Hearings

DG/jm

cc: Tom Scott - 2nd District Sedgwick County Commissioner
Jack Spratt - 3rd District Sedgwick County Commissioner
Claud Shelor, Director - Department of Public Works
John D. Philbrick, C.P.A. - Department of Administration
William Rustin - County Counselor
Ron Worley, Building, Planning, & Inspections
Robert Lakin, Director - M.A.P.D.
John Oliphant, Executive Vice President
Wichita Area Builders Association
730 North Main
Wichita, Kansas
Gerald Holeman
Wichita Area Chamber of Commerce
350 West Douglas
Wichita, Kansas

RECEIVED

JAN 5 1982

METROPOLITAN PLANNING

ROUTE