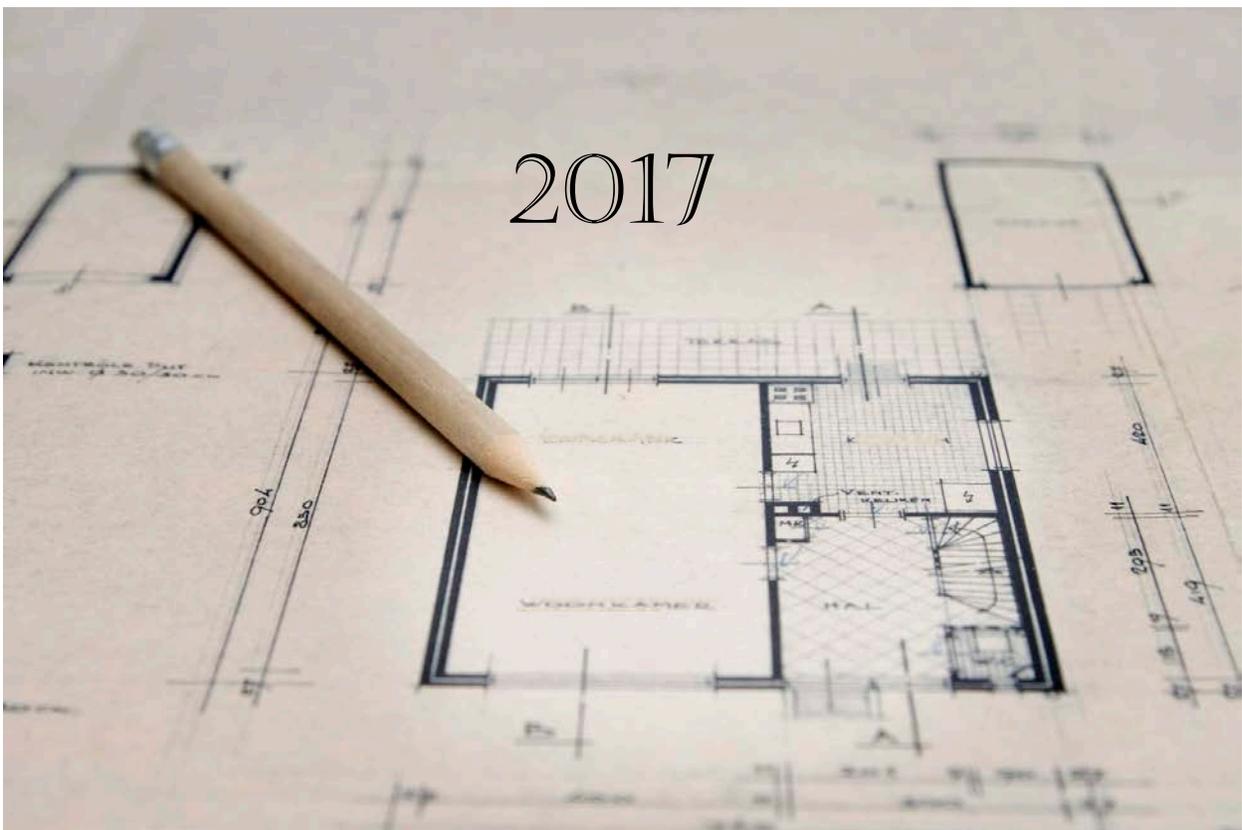


AUGUSTA COUNTY BUILDING INSPECTION DEPARTMENT



ANNUAL REPORT

BUILDING PERMITS ISSUED 2008 - 2017

YEAR	NO. PERMITS	VALUE
2008	1,117	\$98,864,017
2009	868	\$55,698,841
2010	791	\$61,559,301
2011	763	\$97,490,319
2012	780	\$40,955,065
2013	728	\$93,922,637
2014	801	\$94,707,519
2015	812	\$61,667,740
2016	826	\$111,606,991
2017	907	\$103,899,075



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2014	2015	2016	2017
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	801	812	826	907
Value New Construction	\$73,076,397	\$46,408,760	\$91,824,173	\$61,727,525
Value Alteration/Repair	\$21,631,122	\$15,258,980	\$19,782,818	\$42,171,550
Fees Collected	\$215,736.82	\$156,168.68	\$162,731.40	\$191,212.90
Total No. of Inspections	2,612	2,972	2,946	3,283
Miles Traveled	24,286	24,909	25,030	25,326
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	798	877	821	894
Value of Elec. Work	\$5,079,048	\$8,212,758	\$8,026,560	\$9,200,960
Fees Collected	\$52,645.17	\$59,102.35	\$51,587.68	\$64,721.86
Total No. of Inspections	1,763	1,988	1,886	2,120
Miles Traveled	16,754	17,002	16,571	16,514
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	468	433	436	510
Value of Plumbing Work	\$3,006,005	\$2,287,223	\$3,498,912	\$4,833,443
Fees Collected	\$38,687.10	\$30,630.60	\$30,248.35	\$40,057.70
Total No. of Inspections	1,177	1,396	1,376	1,596
Miles Traveled	10,733	11,568	11,670	11,619
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	573	631	629	747
Value of Mech. Work	\$12,147,359	\$7,283,433	\$9,561,430	\$7,671,060
Fees Collected	\$32,012.73	\$40,275.45	\$31,003.13	\$43,683.76
Total No. of Inspections	1,020	1,248	1,231	1,395
Miles Traveled	9,653	10,464	10,506	10,436
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	68	56	62	65
Value of Homes	\$2,062,373	\$2,007,459	\$2,594,882	\$3,012,347
Fees Collected	\$5,202.00	\$4,207.50	\$4,513.50	\$4,972.50
Total No. of Inspections	179	157	167	199
Miles Traveled	1,485	1,203	1,246	1,291
<u>SUMMARY</u>				
Total Permits Issued	2,708	2,809	2,774	3,123
Value of All Permits	\$117,002,304	\$81,458,613	\$135,288,775	\$128,616,885
Total Fees Collected	\$344,283.82	\$290,384.58	\$280,084.06	\$344,648.72
Total No. of Inspections	6,751	7,761	7,606	8,593
Total Miles Traveled	62,911	65,146	65,023	65,186
NON TAXABLE CONST.	\$10,328,648	\$2,652,306	\$38,364,241	\$2,522,969
<u>EROSION & SEDIMENT CONTROL</u>				
Total Permits Issued	168	186	203	182
Total No. of Inspections	491	568	575	611
Miles Traveled	4,444	4,250	4,332	4,145

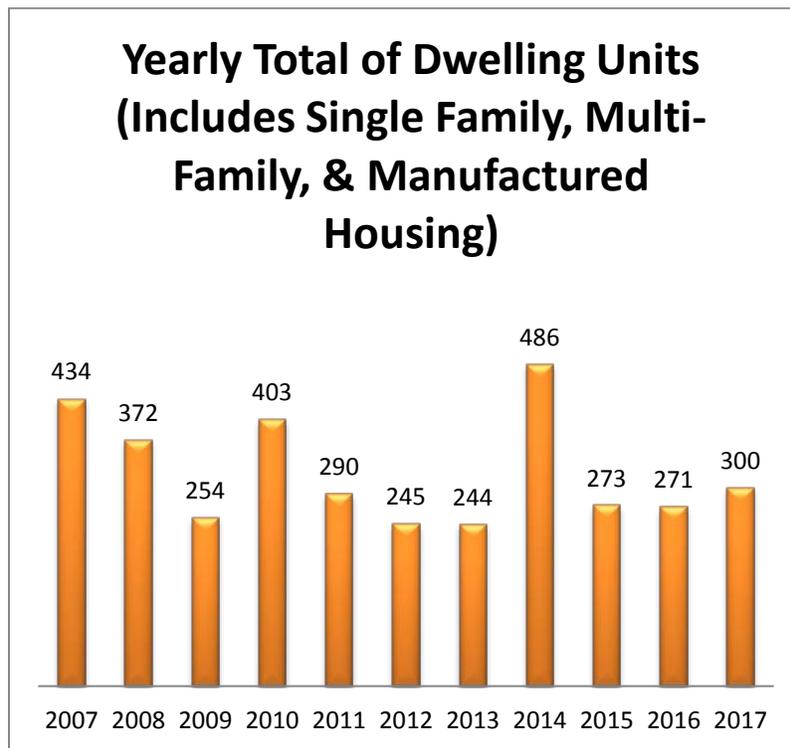
HOUSING UNITS 2017

	NO.	VALUE
SINGLE FAMILY DWELLINGS	167	35,113,863
MULTI-FAMILY UNITS	68	5,826,931
MANUFACTURED HOME UNITS	65	3,012,347
TOTAL ALL DWELLING UNITS	300	43,953,141

The number of single family dwelling permits increased from last year's total, with 4 more units in 2017. The average value also increased by ten percent. The average square footage increased to 2,033 from 2,002 square feet in 2016.

Multi-family showed an increase as well, with 68 units as compared to 46 units in 2016 and the average value increased by 32%. The average square footage was 1,365 for 2017.

Manufactured homes also show an increase in 2017, with 3 more units than 2016. The average value per unit also increased from \$41,852 in 2016 to \$46,344 in 2016.



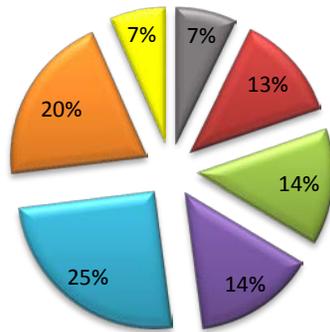


Housing Units By District 2011 - 2017

SINGLE FAMILY	2011	2012	2013	2014	2015	2016	2017	TOTALS
BEVERLEY MANOR	7	19	7	14	15	12	12	86
MIDDLE RIVER	13	14	19	21	28	21	21	137
NORTH RIVER	18	22	23	20	24	16	23	146
PASTURES	5	16	16	11	15	15	24	102
RIVERHEADS	37	21	35	45	34	40	42	254
SOUTH RIVER	27	14	20	28	26	28	34	177
WAYNE	16	19	26	28	22	31	11	153
CRAIGSVILLE		2	1	1				4
TOTAL SINGLE FAMILY	123	127	147	168	164	163	167	1,059
MULTI-FAMILY	2011	2012	2013	2014	2015	2016	2017	TOTALS
BEVERLEY MANOR		2	2	4	4	6	2	20
MIDDLE RIVER								0
NORTH RIVER						2		2
PASTURES								0
RIVERHEADS	96				24		12	120
SOUTH RIVER		8	13	4	8	8	16	57
WAYNE		46	29	242	17	30	38	402
CRAIGSVILLE								0
TOTAL MULTI-FAMILY	96	56	44	250	53	46	68	613
MANUF. HOMES	2011	2012	2013	2014	2015	2016	2017	TOTALS
BEVERLEY MANOR	15	19	14	22	7	16	18	111
MIDDLE RIVER	23	14	17	25	24	17	20	140
NORTH RIVER	5	8	6	6	9	7	4	45
PASTURES	3	3	1	6	3	5	7	28
RIVERHEADS	14	6	5	6	8	7	6	52
SOUTH RIVER	3	7	4	1	3	4	2	24
WAYNE	7	4	6	2	2	5	4	30
CRAIGSVILLE	1	1				1	4	3
TOTAL MANUF. HOMES	71	62	53	68	56	62	65	433
TOTAL ALL UNITS	290	245	244	486	273	271	300	2,109

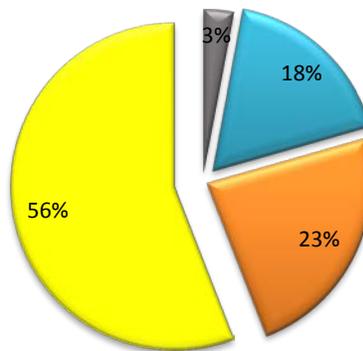
Single Family Dwellings by District 2017

■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



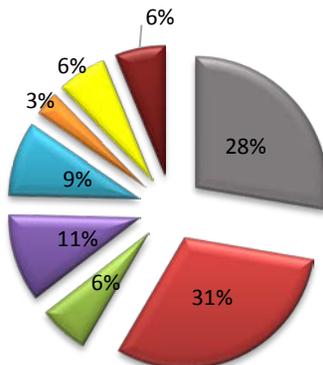
Multi-Family Units by District 2017

■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



Manufactured Homes by District 2017

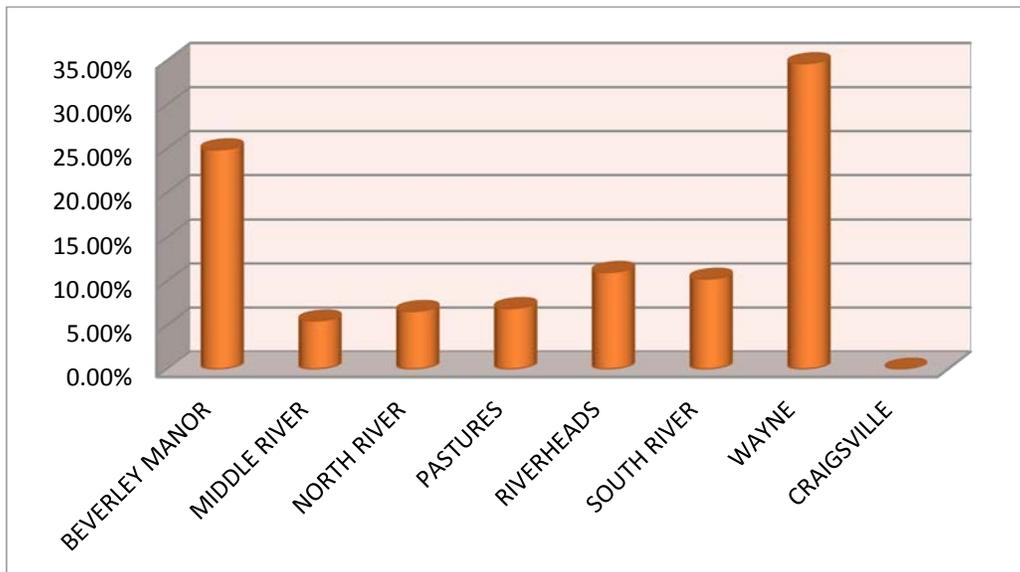
■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	2016	2017	2016	2017
BEVERLEY MANOR	122	151	\$ 10,392,355	\$25,883,107
MIDDLE RIVER	109	92	\$ 6,241,326	\$5,727,257
NORTH RIVER	91	111	\$ 6,268,950	\$6,854,658
PASTURES	81	111	\$ 4,412,192	\$7,197,084
RIVERHEADS	126	134	\$ 27,226,608	\$11,463,133
SOUTH RIVER	122	134	\$ 9,446,551	\$10,665,349
WAYNE	172	169	\$ 47,523,509	\$36,071,587
CRAIGSVILLE	3	5	\$ 95,500	\$36,900

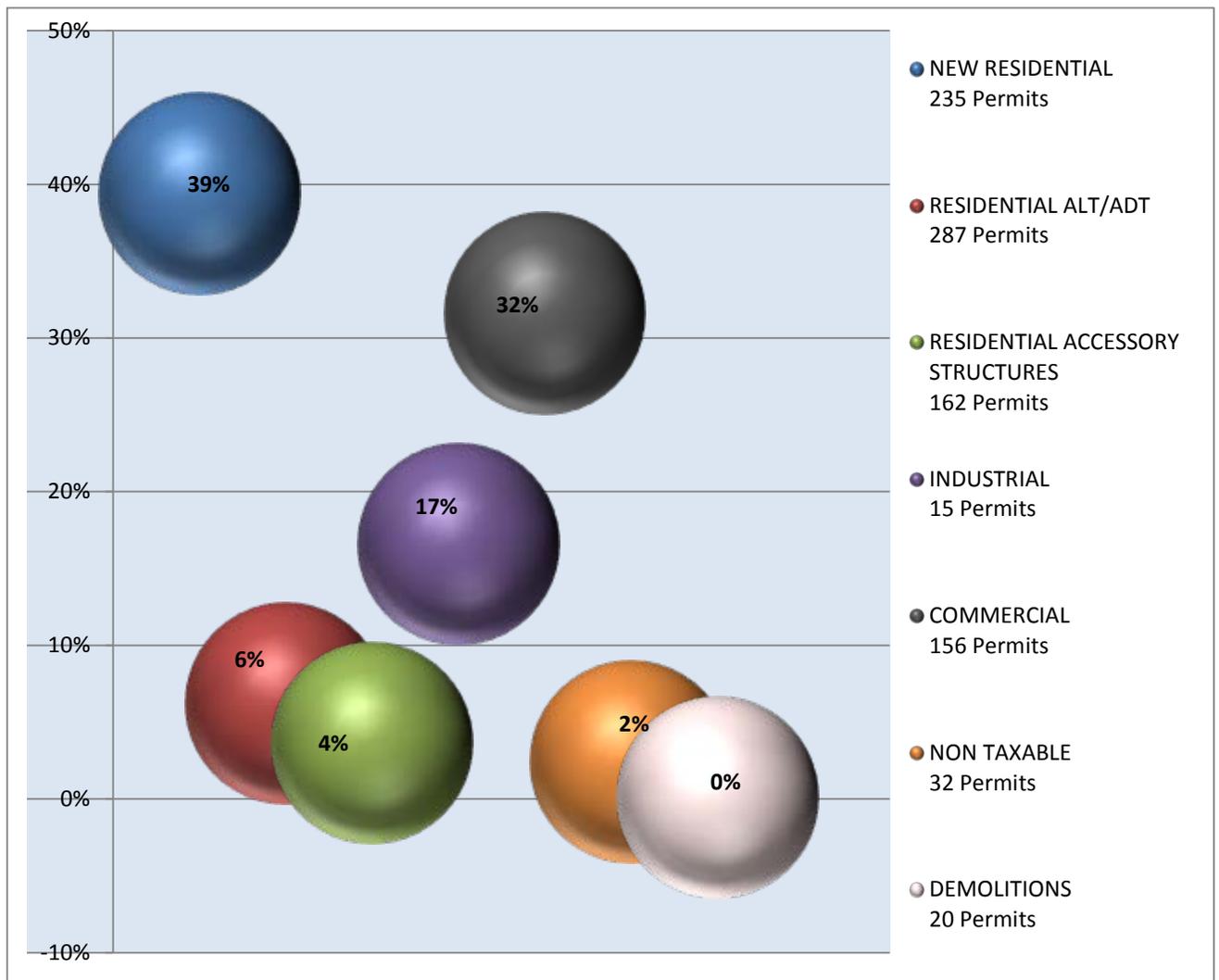
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2017



CONSTRUCTION VALUE BY CLASSIFICATION 2017

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	235	\$40,940,794
RESIDENTIAL ALT/ADT	287	\$6,478,277
RESIDENTIAL ACCESSORY STRUCTURES	162	\$3,804,679
INDUSTRIAL	15	\$17,217,852
COMMERCIAL	154	\$32,824,354
NON TAXABLE	34	\$2,522,969
DEMOLITIONS	20	\$110,150

PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION



VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$3,175,000	\$3,708,000	\$4,640,670	\$5,349,000	\$9,053,391	\$8,597,630	\$6,417,103	
RESIDENTIAL ALT/ADT	\$527,998	\$1,084,611	\$670,261	\$531,190	\$1,282,450	\$984,887	\$1,367,980	\$28,900
RESIDENTIAL ACCESSORY STRUCTURES	\$234,195	\$615,789	\$717,828	\$806,972	\$499,382	\$378,385	\$552,128	
INDUSTRIAL	\$16,934,554				\$149,000	\$134,298		
COMMERCIAL	\$3,828,720	\$202,000	\$167,399	\$467,422	\$398,700	\$420,654	\$27,342,166	
NON TAXABLE	\$1,140,640	\$90,857	\$653,500	\$25,650	\$79,210	\$136,695	\$385,710	\$8,000
DEMOLITIONS	\$42,000	\$26,000	\$5,000	\$16,850	\$1,000	\$12,800	\$6,500	
TOTALS	\$25,883,107	\$5,727,257	\$6,854,658	\$7,197,084	\$11,463,133	\$10,665,349	\$36,071,587	\$36,900

TYPE OF CONSTRUCTION BY DISTRICT

2017

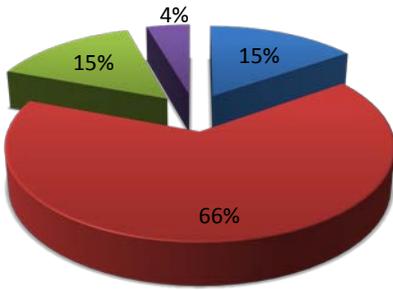
RESIDENTIAL

INDUSTRIAL

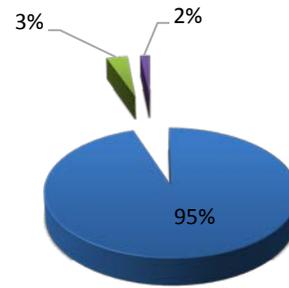
COMMERCIAL

NON TAXABLE

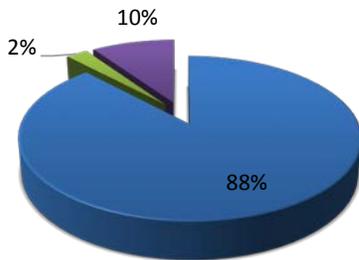
BEVERLEY MANOR



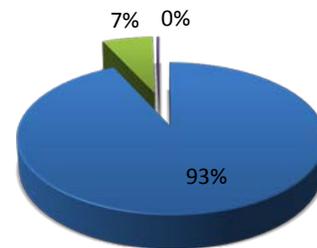
MIDDLE RIVER



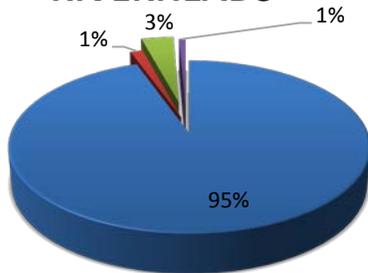
NORTH RIVER



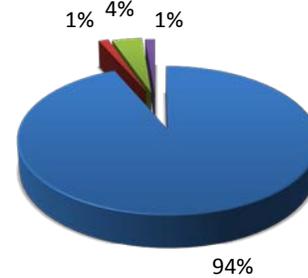
PASTURES



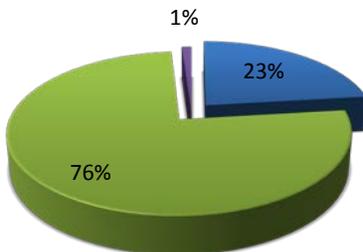
RIVERHEADS



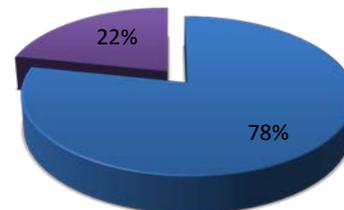
SOUTH RIVER



WAYNE



CRAIGSVILLE



NON RESIDENTIAL PERMITS VALUE AT \$100,000 AND OVER

BEVERLEY MANOR		
Crown Castle USA, Inc.	Modifying Exst. Tower	\$108,350
Mini-Max, LC	Self Storage Building	\$149,500
Gerald & Deborah Dhayer	Remodeling for Equipment Repair Shop	\$152,000
Shen Valley, LLC	Sprinklers	\$167,600
Mini-Max, LC	Self Storage Building	\$182,000
Ntelos	Modification to Exst. Tower	\$199,150
Mini-Max, LC	Self Storage Building	\$202,800
Mini-Max, LC	Self Storage Building	\$312,000
The Broadway Group, LLC	Retail Store	\$375,000
Raheem Surani	Remodel Restaurant	\$931,490
Shamrock Foods Company	Sprinkler Alterations	\$105,300
Fried V. Neuman, Inc.	Replacing Roof Covering	\$139,229
Shamrock Foods Company	Addition for Processing Area	\$4,000,000
Shamrock Foods Company	Remodel Factory	\$5,000,000
McQuay, Inc.	Replacing Portion of Roof Membrane	\$554,683
Richard & Cheryl Shelton	Machine Shop	\$865,000
McQuay, Inc.	Remodel Processing Area	\$2,000,000
Shen Valley, LLC	Factory, Warehouse & Office	\$4,175,000
Redeeming Life Ministries	New Church	\$1,100,000
MIDDLE RIVER		
Crown Castle USA, Inc.	Structural Tower Modification	\$125,000
NORTH RIVER		
David & Ann Gardner	Pavilion	\$120,000
Hildebrand Mennonite Church, Tr.	New Church	\$650,000
PASTURES		
Allanson Real Estate, LLC	Tank	\$256,323
RIVERHEADS		
Love's Travel Stop & CountryStores, Inc.	Retaining Wall	\$104,000
The Stolle Corporation	Reroof	\$153,000
Nibco, Inc.	Interior Equipment Pad	\$149,000
SOUTH RIVER		
University of Virginia Physicians Grp.	Remodel Doctors' Office	\$300,000
McKee Foods Corporation	Canopy Addition	\$134,298
Mountain View Mennonite Church	Pavilion	\$130,000
WAYNE		
Myers Corner Partners, LC	Finish Out Tenant Space	\$120,000
Augusta Health Care, Inc.	Remodel for Security Suite	\$140,825
Augusta Health Care, Inc.	Remodel Registration & Intake Area	\$146,317
Fishersville AL, LLC	Sprinklers	\$150,000
Myers Corner Partners, LC	Finish Port. Of Shell for Realty Office	\$163,607
Augusta Health Care, Inc.	Installing Adtl. Sprinkler Heads	\$179,537
Gateway Senior Living, LLC	Sprinkler	\$280,000
Myers Corner Partners, LC	Medical Office Building	\$450,000
Myers Corner Partners, LC	Office Building-Shell Only	\$500,000
Augusta Health Care, Inc.	Remodel Heart & Vascular Center	\$523,264
Virginia Electric & Power Co.	Reinforce Roof	\$600,000
C P E Properties, LLC	Shell for Future Retail Space	\$800,000
Fishersville AL, LLC	Assisted Living Facility	\$6,140,100
Augusta Health Care, Inc.	Alt./Adt. To ER at Augusta Health	\$16,652,274
Augusta County School Board	Demolish School	\$254,000