

**AUGUSTA COUNTY**  
**BUILDING INSPECTION DEPARTMENT**



**ANNUAL REPORT**

## FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

|  | <b>2015</b>  | <b>2016</b>   | <b>2017</b>   | <b>2018</b>   |
|--|--------------|---------------|---------------|---------------|
| <b><u>BUILDING DIVISION</u></b>              |              |               |               |               |
| No. Bldg. Permits Issued                     | 812          | 826           | 907           | 779           |
| Value New Construction                       | \$46,408,760 | \$91,824,173  | \$61,727,525  | \$75,291,538  |
| Value Alteration/Repair                      | \$15,258,980 | \$19,782,818  | \$42,171,550  | \$24,534,188  |
| Fees Collected                               | \$156,168.68 | \$162,731.40  | \$191,212.90  | \$164,319.20  |
| Total No. of Inspections                     | 2,972        | 2,946         | 3,283         | 2,615         |
| Miles Traveled                               | 24,909       | 25,030        | 25,326        | 28,868        |
| <b><u>ELECTRICAL DIVISION</u></b>            |              |               |               |               |
| No. Elec. Permits Issued                     | 877          | 821           | 894           | 840           |
| Value of Elec. Work                          | \$8,212,758  | \$8,026,560   | \$9,200,960   | \$9,886,153   |
| Fees Collected                               | \$59,102.35  | \$51,587.68   | \$64,721.86   | \$51,588.96   |
| Total No. of Inspections                     | 1,988        | 1,886         | 2,120         | 1,731         |
| Miles Traveled                               | 17,002       | 16,571        | 16,514        | 19,573        |
| <b><u>PLUMBING DIVISION</u></b>              |              |               |               |               |
| No. Plum. Permits Issued                     | 433          | 436           | 510           | 433           |
| Value of Plumbing Work                       | \$2,287,223  | \$3,498,912   | \$4,833,443   | \$4,531,060   |
| Fees Collected                               | \$30,630.60  | \$30,248.35   | \$40,057.70   | \$34,889.10   |
| Total No. of Inspections                     | 1,396        | 1,376         | 1,596         | 1,259         |
| Miles Traveled                               | 11,568       | 11,670        | 11,619        | 13,242        |
| <b><u>MECHANICAL DIVISION</u></b>            |              |               |               |               |
| No. Mech. Permits Issued                     | 631          | 629           | 747           | 629           |
| Value of Mech. Work                          | \$7,283,433  | \$9,561,430   | \$7,671,060   | \$4,481,341   |
| Fees Collected                               | \$40,275.45  | \$31,003.13   | \$43,683.76   | \$32,796.79   |
| Total No. of Inspections                     | 1,248        | 1,231         | 1,395         | 1,173         |
| Miles Traveled                               | 10,464       | 10,506        | 10,436        | 12,526        |
| <b><u>MANUFACTURED HOMES</u></b>             |              |               |               |               |
| No. MH Permits Issued                        | 56           | 62            | 65            | 60            |
| Value of Homes                               | \$2,007,459  | \$2,594,882   | \$3,012,347   | \$2,647,401   |
| Fees Collected                               | \$4,207.50   | \$4,513.50    | \$4,972.50    | \$4,513.50    |
| Total No. of Inspections                     | 157          | 167           | 199           | 165           |
| Miles Traveled                               | 1,203        | 1,246         | 1,291         | 1,789         |
| <b><u>SUMMARY</u></b>                        |              |               |               |               |
| Total Permits Issued                         | 2,809        | 2,774         | 3,123         | 2,741         |
| Value of All Permits                         | \$81,458,613 | \$135,288,775 | \$128,616,885 | \$121,371,681 |
| Total Fees Collected                         | \$290,384.58 | \$280,084.06  | \$344,648.72  | \$288,107.55  |
| Total No. of Inspections                     | 7,761        | 7,606         | 8,593         | 6,943         |
| Total Miles Traveled                         | 65,146       | 65,023        | 65,186        | 75,998        |
| <b>NON TAXABLE CONST.</b>                    | \$2,652,306  | \$38,364,241  | \$2,522,969   | \$4,609,422   |
| <b><u>EROSION &amp; SEDIMENT CONTROL</u></b> |              |               |               |               |
| Total Permits Issued                         | 186          | 203           | 182           | 152           |
| Total No. of Inspections                     | 568          | 575           | 611           | 386           |
| Miles Traveled                               | 4,250        | 4,332         | 4,145         | 3,296         |

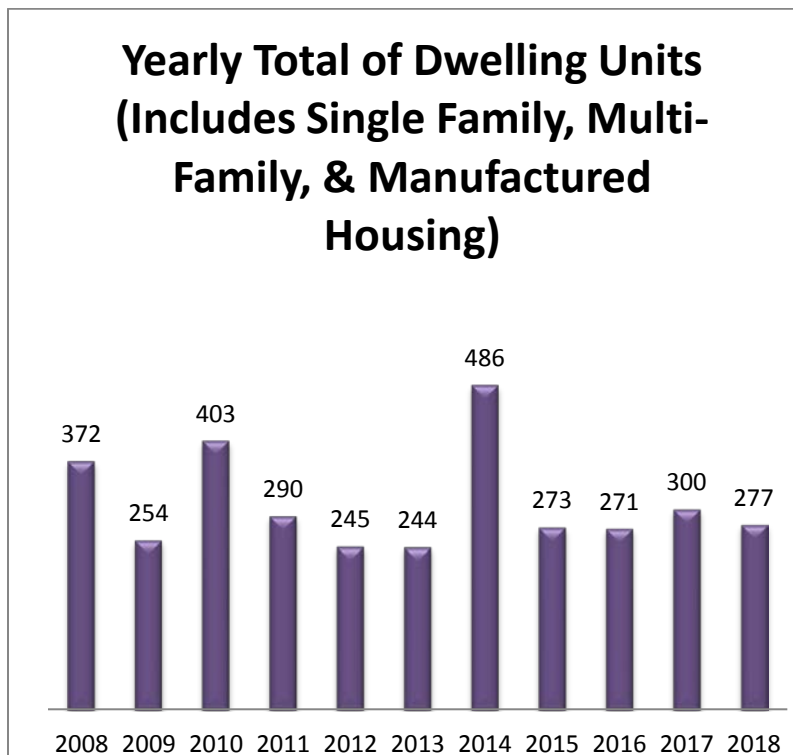
## HOUSING UNITS 2018

|                          | NO. | VALUE        |
|--------------------------|-----|--------------|
| SINGLE FAMILY DWELLINGS  | 152 | \$34,103,826 |
| MULTI-FAMILY UNITS       | 65  | \$8,140,000  |
| MANUFACTURED HOME UNITS  | 60  | \$2,647,401  |
| TOTAL ALL DWELLING UNITS | 277 | \$44,891,227 |

The number of single family dwelling permits decreased from last year's total with 15 less units in 2018, however the average value per dwelling increased by \$14,105. The average square footage also increased from 2,033 square feet in 2017 to 2,046 square feet in 2018.

Multi-family showed a decrease as well, with 65 units as compared to 68 units in 2017 and the average value increased by \$39,541. The average square footage was 1,165 for 2018.

Manufactured homes permits decreased in 2018, with 5 less units than 2017. The average value per unit also decreased by \$2,221.

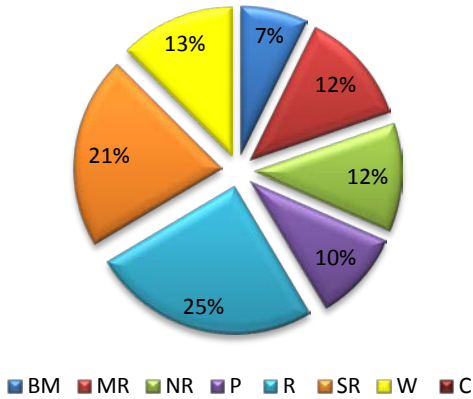




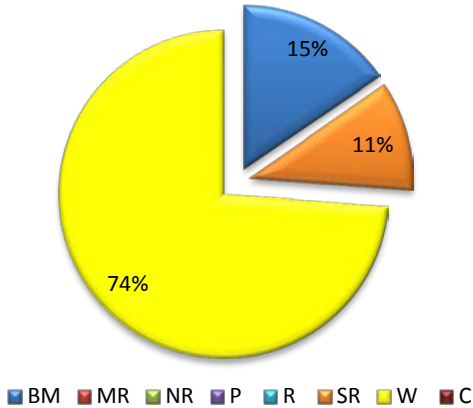
## Housing Units By District 2012 - 2018

| <b>SINGLE FAMILY</b>       | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>TOTALS</b> |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| BEVERLEY MANOR             | 19          | 7           | 14          | 15          | 12          | 12          | 11          | <b>90</b>     |
| MIDDLE RIVER               | 14          | 19          | 21          | 28          | 21          | 21          | 19          | <b>143</b>    |
| NORTH RIVER                | 22          | 23          | 20          | 24          | 16          | 23          | 18          | <b>146</b>    |
| PASTURES                   | 16          | 16          | 11          | 15          | 15          | 24          | 15          | <b>112</b>    |
| RIVERHEADS                 | 21          | 35          | 45          | 34          | 40          | 42          | 38          | <b>255</b>    |
| SOUTH RIVER                | 14          | 20          | 28          | 26          | 28          | 34          | 32          | <b>182</b>    |
| WAYNE                      | 19          | 26          | 28          | 22          | 31          | 11          | 19          | <b>156</b>    |
| CRAIGSVILLE                | 2           | 1           | 1           |             |             |             |             | <b>4</b>      |
| <b>TOTAL SINGLE FAMILY</b> | <b>127</b>  | <b>147</b>  | <b>168</b>  | <b>164</b>  | <b>163</b>  | <b>167</b>  | <b>152</b>  | <b>1,088</b>  |
| <b>MULTI-FAMILY</b>        | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>TOTALS</b> |
| BEVERLEY MANOR             | 2           | 2           | 4           | 4           | 6           | 2           | 10          | <b>30</b>     |
| MIDDLE RIVER               |             |             |             |             |             |             |             |               |
| NORTH RIVER                |             |             |             |             | 2           |             |             | <b>2</b>      |
| PASTURES                   |             |             |             |             |             |             |             |               |
| RIVERHEADS                 |             |             |             | 24          |             | 12          |             | <b>36</b>     |
| SOUTH RIVER                | 8           | 13          | 4           | 8           | 8           | 16          | 7           | <b>64</b>     |
| WAYNE                      | 46          | 29          | 242         | 17          | 30          | 38          | 48          | <b>450</b>    |
| CRAIGSVILLE                |             |             |             |             |             |             |             |               |
| <b>TOTAL MULTI-FAMILY</b>  | <b>56</b>   | <b>44</b>   | <b>250</b>  | <b>53</b>   | <b>46</b>   | <b>68</b>   | <b>65</b>   | <b>582</b>    |
| <b>MANUF. HOMES</b>        | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>TOTALS</b> |
| BEVERLEY MANOR             | 19          | 14          | 22          | 7           | 16          | 18          | 24          | <b>120</b>    |
| MIDDLE RIVER               | 14          | 17          | 25          | 24          | 17          | 20          | 15          | <b>132</b>    |
| NORTH RIVER                | 8           | 6           | 6           | 9           | 7           | 4           | 6           | <b>46</b>     |
| PASTURES                   | 3           | 1           | 6           | 3           | 5           | 7           | 1           | <b>26</b>     |
| RIVERHEADS                 | 6           | 5           | 6           | 8           | 7           | 6           | 4           | <b>42</b>     |
| SOUTH RIVER                | 7           | 4           | 1           | 3           | 4           | 2           | 7           | <b>28</b>     |
| WAYNE                      | 4           | 6           | 2           | 2           | 5           | 4           | 3           | <b>26</b>     |
| CRAIGSVILLE                | 1           |             |             |             | 1           | 4           |             | <b>6</b>      |
| <b>TOTAL MANUF. HOMES</b>  | <b>62</b>   | <b>53</b>   | <b>68</b>   | <b>56</b>   | <b>62</b>   | <b>65</b>   | <b>60</b>   | <b>426</b>    |
| <b>TOTAL ALL UNITS</b>     | <b>245</b>  | <b>244</b>  | <b>486</b>  | <b>273</b>  | <b>271</b>  | <b>300</b>  | <b>277</b>  | <b>2,096</b>  |

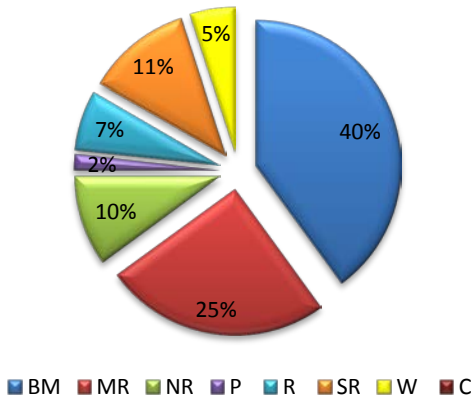
### Single Family Dwellings by District 2018



### Multi-Family Units by District 2018



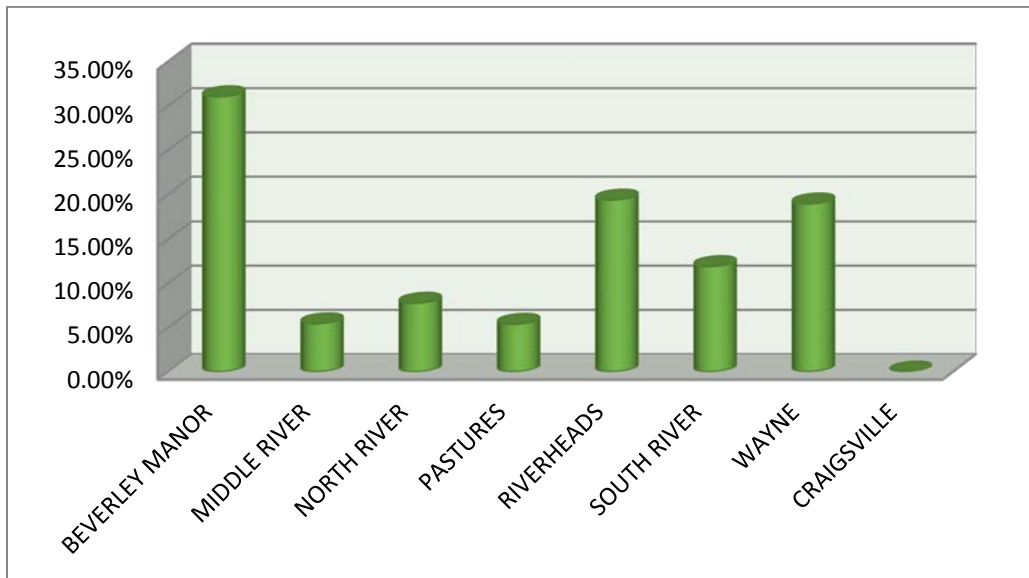
### Manufactured Homes by District 2018



## CONSTRUCTION BY DISTRICT (Two Year Comparison)

| DISTRICT       | 2017 | 2018 | 2017         | 2018         |
|----------------|------|------|--------------|--------------|
| BEVERLEY MANOR | 151  | 144  | \$25,883,107 | \$31,013,946 |
| MIDDLE RIVER   | 92   | 101  | \$5,727,257  | \$5,451,272  |
| NORTH RIVER    | 111  | 89   | \$6,854,658  | \$7,771,846  |
| PASTURES       | 111  | 76   | \$7,197,084  | \$5,395,492  |
| RIVERHEADS     | 134  | 125  | \$11,463,133 | \$19,349,618 |
| SOUTH RIVER    | 134  | 121  | \$10,665,349 | \$11,913,894 |
| WAYNE          | 169  | 120  | \$36,071,587 | \$18,917,455 |
| CRAIGSVILLE    | 5    | 3    | \$36,900     | \$12,203     |

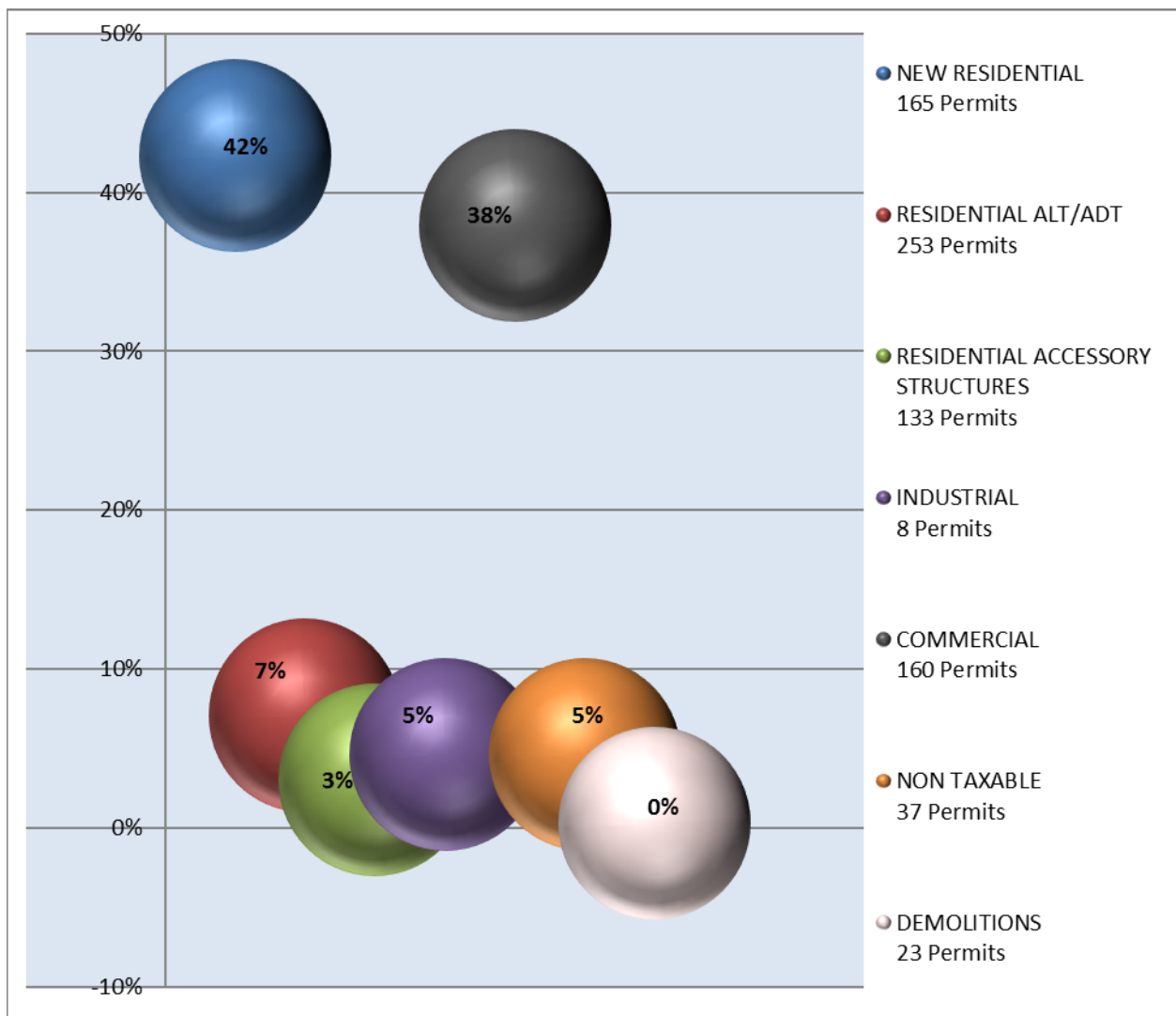
## PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2018



# CONSTRUCTION VALUE BY CLASSIFICATION 2018

| TYPE                             | NO. PERMITS | VALUE        |
|----------------------------------|-------------|--------------|
| NEW RESIDENTIAL                  | 165         | \$42,243,826 |
| RESIDENTIAL ALT/ADT              | 253         | \$7,086,083  |
| RESIDENTIAL ACCESSORY STRUCTURES | 133         | \$3,052,018  |
| INDUSTRIAL                       | 8           | \$4,637,630  |
| COMMERCIAL                       | 160         | \$37,887,447 |
| NON TAXABLE                      | 37          | \$4,609,422  |
| DEMOLITIONS                      | 23          | \$309,300    |

## PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION



## VALUE OF CONSTRUCTION BY CLASSIFICATION

|  | BEVERLEY<br>MANOR | MIDDLE<br>RIVER | NORTH<br>RIVER | PASTURES    | RIVERHEADS   | SOUTH<br>RIVER | WAYNE        | CRAIGSVILLE |
|--|-------------------|-----------------|----------------|-------------|--------------|----------------|--------------|-------------|
| NEW<br>RESIDENTIAL                     | \$3,467,750       | \$3,587,377     | \$4,699,880    | \$2,771,510 | \$8,337,611  | \$9,526,698    | \$9,853,000  |             |
| RESIDENTIAL<br>ALT/ADT                 | \$578,692         | \$1,070,868     | \$1,779,913    | \$784,388   | \$801,386    | \$733,395      | \$1,281,441  | \$6,000     |
| RESIDENTIAL<br>ACCESSORY<br>STRUCTURES | \$140,137         | \$630,004       | \$351,006      | \$572,354   | \$347,809    | \$700,317      | \$354,188    | \$6,203     |
| INDUSTRIAL                             | \$3,354,330       |                 |                | \$1,088,000 |              | \$195,300      |              |             |
| COMMERCIAL                             | \$22,480,088      | \$163,023       | \$263,782      | \$161,600   | \$9,782,012  | \$702,134      | \$4,334,808  |             |
| NON TAXABLE                            | \$768,349         |                 | \$660,465      | \$10,040    | \$65,000     | \$24,050       | \$3,081,518  |             |
| DEMOLITIONS                            | \$224,600         |                 | \$16,800       | \$7,600     | \$15,800     | \$32,000       | \$12,500     |             |
| TOTALS                                 | \$31,013,946      | \$5,451,272     | \$7,771,846    | \$5,395,492 | \$19,349,618 | \$11,913,894   | \$18,917,455 | \$12,203    |

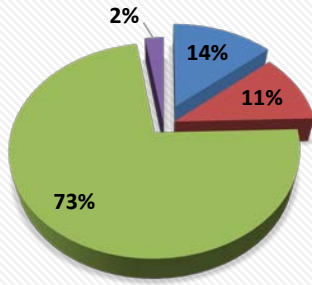


# TYPE OF CONSTRUCTION BY DISTRICT

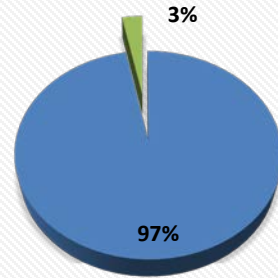
2018

RESIDENTIAL INDUSTRIAL COMMERCIAL NON TAXABLE

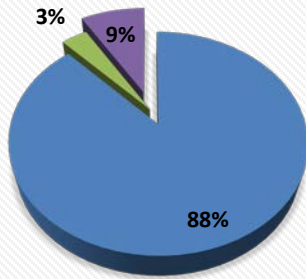
## BEVERLY MANOR



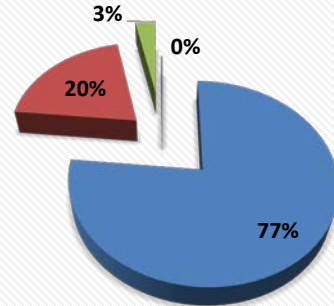
## MIDDLE RIVER



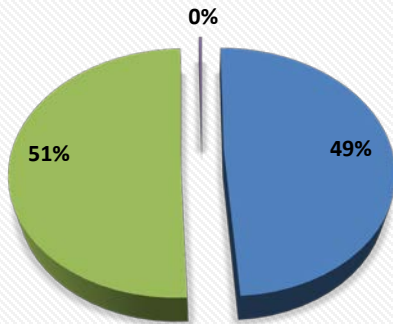
## NORTH RIVER



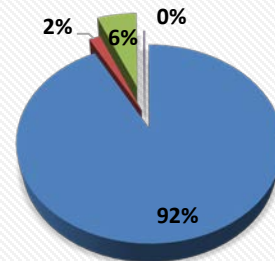
## PASTURES



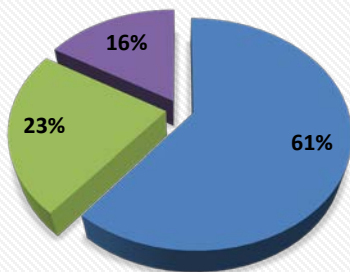
## RIVERHEADS



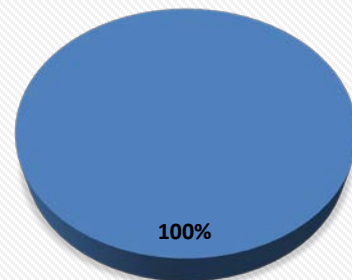
## SOUTH RIVER



## WAYNE



## CRAIGSVILLE



## NON RESIDENTIAL PERMITS VALUED AT \$100,000 AND OVER

### BEVERLEY MANOR

|                             |  |              |
|-----------------------------|--|--------------|
| Staunton Partners, LLC      | Retaining Wall                         | \$ 100,000   |
| Rent Anytime Storage, LLC   | Self Storage Building                  | \$ 102,181   |
| PG & JG, LLC                | Change of Use-Dwelling to Business Use | \$ 110,000   |
| McDonald's Corporation      | Remodel Restaurant                     | \$ 125,000   |
| Dixie Gas & Oil             | Addition to Warehouse                  | \$ 130,000   |
| Dixie Gas & Oil Corporation | Modular Offices                        | \$ 135,000   |
| Famous Enterprise, Inc.     | Demolish Hotel                         | \$ 200,000   |
| Turner Quicks Mill, LLC     | Remodel Restaurant                     | \$ 260,000   |
| Hunter McGuire School       | Remodel Stuart Hall                    | \$ 500,000   |
| G.L. Eavers, LLC            | Alt./Adt. To Cheese Shop               | \$ 1,000,000 |
| LARE, Inc.                  | Sales & Service Bldg.                  | \$ 1,800,000 |
| Eagles, LLC                 | Alt./Adt. To Dealership                | \$ 1,950,000 |
| Eagles, LLC                 | Parts & Service Center                 | \$ 2,200,000 |
| Leyo, LLC                   | Addition for Office Space              | \$ 3,000,000 |
| Shamrock Foods Company      | Addition to Processing Area            | \$ 3,250,000 |
| CMA Properties, Inc.        | Dealership & Service Center            | \$ 4,800,000 |
| Staunton Partners, LLC      | Hotel                                  | \$ 6,000,000 |

### NORTH RIVER

|                             |                         |            |
|-----------------------------|-------------------------|------------|
| Crown Castle                | Reinforcing Exst. Tower | \$ 110,282 |
| Augusta County School Board | Solar Arrays            | \$ 620,865 |

### PASTURES

|                          |   |              |
|--------------------------|---|--------------|
| Milestone Communications | Tower   | \$ 120,000   |
| Driver Gardens, LLC      | Interior Finish of New Bldg. &<br>Remodel Exst. Structure | \$ 1,088,000 |

### WAYNE

|                                 |                               |              |
|---------------------------------|-------------------------------|--------------|
| Mountain Shore Investments, LLC | Classroom Addition            | \$ 140,000   |
| ECH Properties, LLC             | Remodel for Vet Clinic        | \$ 180,000   |
| Ivy Properties, LLC             | Finish Tenant Space           | \$ 285,000   |
| Ivy Properties, LLC             | Shell for Future Office Bldg. | \$ 560,000   |
| Ivy Properties, LLC             | Restaurant                    | \$ 725,000   |
| Mansour Group, LLC              | Extended Stay Hotel           | \$ 850,000   |
| Augusta Health Care, Inc.       | Elevator                      | \$ 1,043,443 |
| Bethany-Trinity Evangelical     | New Church                    | \$ 2,900,000 |