COUNTY OF AUGUSTA

BUILDING INSPECTION DEPARTMENT



2014 ANNUAL REPORT

BUILDING PERMITS ISSUED 2005 - 2014

YEAR	NO. PERMITS	VALUE
2005	1,458	\$138,532,973
2006	1,337	\$144,510,349
2007	1,241	\$147,111,431
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



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2011	2012	2013	2014
BUILDING DIVISION				
No. Bldg. Permits Issued	763	780	728	801
Value New Construction	\$35,522,048	\$29,067,242	\$75,334,117	\$73,076,397
Value Alteration/Repair	\$61,968,271	\$11,887,823	\$18,588,520	\$21,631,122
Fees Collected	\$144,334.55	\$118,542.86	\$134,506.61	\$215,736.82
Total No. of Inspections	2,333	2,459	2,635	2,612
Miles Traveled	24,572	24,249	23,985	24,286
ELECTRICAL DIVISION				
No. Elec. Permits Issued	777	757	814	798
Value of Elec. Work	\$9,131,380	\$3,021,660	\$8,362,104	\$5,079,048
Fees Collected	\$50,632.15	\$44,384.51	\$52,852.53	\$52,645.17
Total No. of Inspections	1,719	1,653	1,839	1,763
Miles Traveled	18,259	16,528	16,579	16,754
PLUMBING DIVISION				
No. Plum. Permits Issued	393	384	416	468
Value of Plumbing Work	\$4,347,781	\$1,204,705	\$3,302,444	\$3,006,005
Fees Collected	\$32,838.90	\$23,735.70	\$29,840.10	\$38,687.10
Total No. of Inspections	1,136	1,144	1,282	1,177
Miles Traveled	11,738	11,117	11,112	10,733
MECHANICAL DIVISION				
No. Mech. Permits Issued	489	462	603	573
Value of Mech. Work	\$9,726,512	\$2,699,285	\$6,026,489	\$12,147,359
Fees Collected	\$33,389.79	\$25,042.06	\$33,141.74	\$32,012.73
Total No. of Inspections	981	941	1,124	1,020
Miles Traveled	10,330	9,221	9,781	9,653
MANUFACTURED HOMES				
No. MH Permits Issued	71	62	53	68
Value of Homes	\$2,454,573	\$2,162,607	\$1,986,132	\$2,062,373
Fees Collected	\$5,355.00	\$4,666.50	\$3,978.00	\$5,202.00
Total No. of Inspections	187	180	167	179
Miles Traveled	1,821	1,565	1,301	1,485
SUMMARY				
Total Permits Issued	2,493	2,445	2,614	2,708
Value of All Permits	\$123,150,565	\$50,043,322	\$113,599,806	\$117,002,304
Total Fees Collected	\$266,550.39	\$216,371.63	\$254,318.98	\$344,283.82
Total No. of Inspections	6,356	6,377	7,047	6,751
Total Miles Traveled	66,720	62,680	62,758	62,911
NON TAXABLE CONST.	\$24,927,733	\$2,256,817	\$1,257,462	\$10,328,648
EROSION & SEDIMENT				
CONTROL				
Total Permits Issued	119	128	183	168
Total No. of Inspections	398	413	517	491
Miles Traveled	4,336	4,151	4,453	4,444

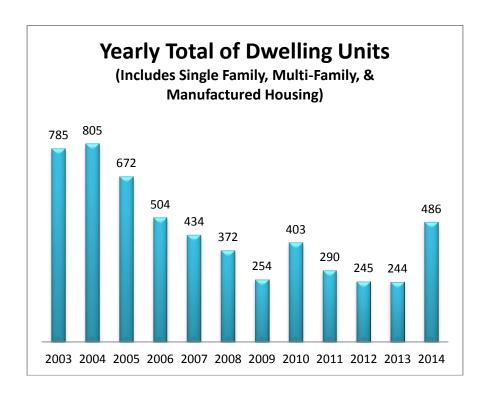
HOUSING UNITS 2014

	NO.	VALUE
SINGLE FAMILY		
DWELLINGS	168	\$33,802,388
MULTI-FAMILY		
UNITS	250	\$20,116,740
MANUFACTURED		
HOME UNITS	68	\$2,062,373
TOTAL ALL DWELLING		
UNITS	486	\$55,919,128

The number of single family dwelling permits continued to grow in 2014, showing a 14.2 percent increase over the 2013 total. The average value also increased by \$15,210. The average square footage increased from 2,007 to 2,042 in 2014.

In 2014, there were 11 apartment buildings and several multi-family dwelling building permits issued. Multi-family units increased from 44 units in 2013, to 250 units in 2014. The average value decreased by \$48,054. The average square footage increased slightly to 1,366.

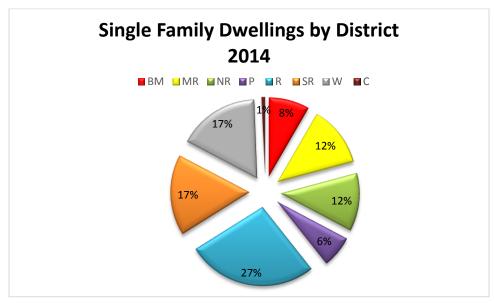
Manufactured homes also increased in 2014, with 15 more units than 2013. The average value per unit decreased to \$30,329 in 2014, \$7,145 less than in 2014.

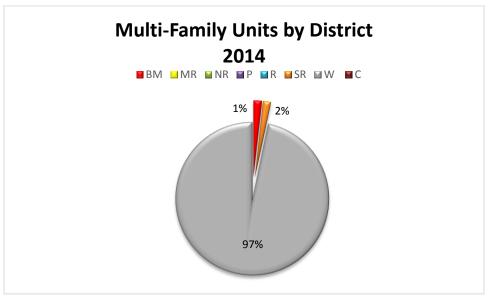


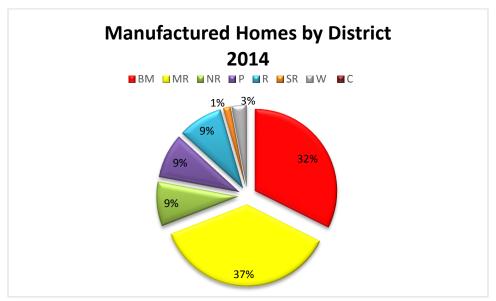


Housing Units By District 2008 - 2014

SINGLE FAMILY	2008	2009	2010	2011	2012	2013	2014	TOTALS
BEVERLEY MANOR	11	10	1	7	19	7	14	69
MIDDLE RIVER	35	28	32	13	14	19	21	162
NORTH RIVER	27	25	10	18	22	23	20	145
PASTURES	25	18	18	5	16	16	11	109
RIVERHEADS	31	21	19	37	21	35	45	209
SOUTH RIVER	34	31	21	27	14	20	28	175
WAYNE	27	23	14	16	19	26	28	153
CRAIGSVILLE	1		1		2	1	1	6
TOTAL SINGLE								
FAMILY	191	156	116	123	127	147	168	1,028
MULTI-FAMILY	2008	2009	2010	2011	2012	2013	2014	TOTALS
BEVERLEY MANOR	6		2		2	2	4	16
MIDDLE RIVER								
NORTH RIVER			84					84
PASTURES								
RIVERHEADS				96				96
SOUTH RIVER	13	9	2		8	13	4	49
WAYNE	76	12	96		46	29	242	501
CRAIGSVILLE								
TOTAL								
MULTI-FAMILY	95	21	184	96	56	44	250	746
MANUF. HOMES	2008	2009	2010	2011	2012	2013	2014	TOTALS
BEVERLEY MANOR	9	16	35	15	19	14	22	130
MIDDLE RIVER	26	26	18	23	14	17	25	149
NORTH RIVER	15	4	8	5	8	6	6	52
PASTURES	9	3	4	3	3	1	6	29
RIVERHEADS	9	13	15	14	6	5	6	68
SOUTH RIVER	6	7	9	3	7	4	1	37
WAYNE	8	6	9	7	4	6	2	42
CRAIGSVILLE	4	2	5	1	1			13
TOTAL								
MANUF. HOMES	86	77	103	71	62	53	68	520
TOTAL								
ALL UNITS	372	254	403	290	245	244	486	2,294







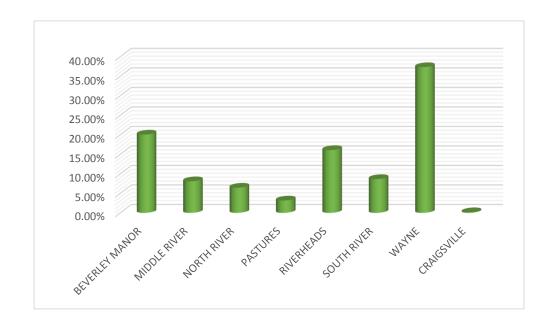
CONSTRUCTION BY DISTRICT (Two Year Comparison)

NO. PERMITS

VALUE

DISTRICT	2013	2014	2013	2014
BEVERLEY MANOR	102	129	\$ 26,896,489	\$18,992,978
MIDDLE RIVER	79	105	\$ 4,156,888	\$ 7,665,220
NORTH RIVER	88	90	\$ 8,318,864	\$ 6,111,790
PASTURES	85	61	\$ 6,035,774	\$ 2,998,219
RIVERHEADS	99	126	\$ 7,601,378	\$15,227,567
SOUTH RIVER	107	101	\$ 11,972,745	\$ 8,198,924
WAYNE	158	182	\$ 28,678,569	\$35,355,586
CRAIGSVILLE	10	7	\$ 261,930	\$ 157,235

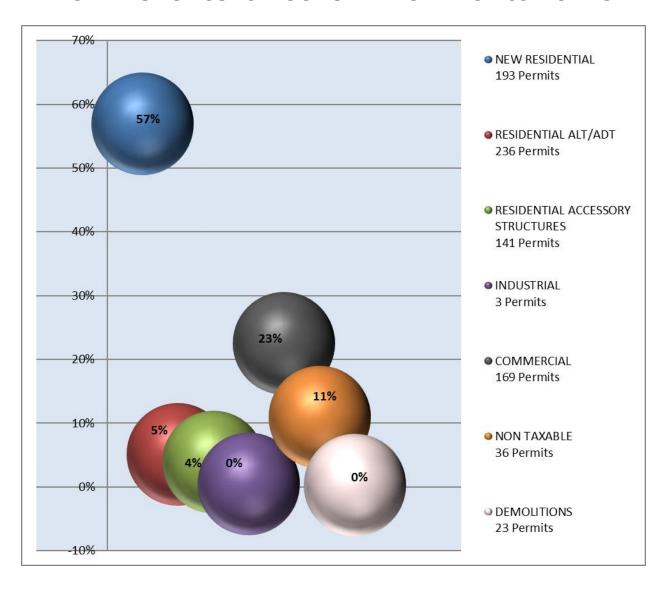
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2014



CONSTRUCTION VALUE BY CLASSIFICATION 2014

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	193	\$53,919,128
RESIDENTIAL ALT/ADT	236	\$4,796,689
RESIDENTIAL ACCESSORY STRUCTURES	141	\$3,666,336
INDUSTRIAL	3	\$434,800
COMMERCIAL	169	\$21,326,245
NON TAXABLE	36	\$10,328,648
DEMOLITIONS	23	\$235,673

PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION

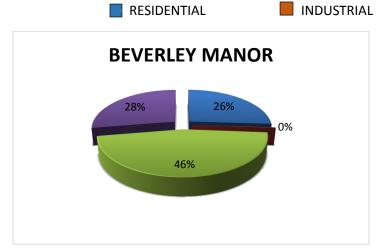


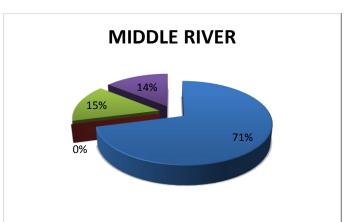
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VALUE OF CONSTRUCTION BY CLASSIFICATION								
	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$4,141,500	\$3,974,000	\$4,319,000	\$1,861,500	\$8,757,251	\$6,042,364	\$24,703,513	\$120,000
RESIDENTIAL ALT/ADT	\$471,218	\$758,474	\$897,764	\$635,275	\$959,057	\$472,921	\$599,480	\$2,500
RESIDENTIAL ACCESSORY STRUCTURES	\$277,310	\$699,596	\$322,351	\$299,444	\$206,914	\$410,257	\$1,448,259	\$2,205
INDUSTRIAL	\$36,300	\$3,500	\$0	\$0	\$0	\$395,000	\$0	\$0
COMMERCIAL	\$8,683,941	\$1,140,800	\$108,000	\$148,240	\$3,229,545	\$837,280	\$7,178,439	\$0
NON TAXABLE	\$5,193,336	\$1,082,250	\$464,675	\$42,560	\$2,073,300	\$29,102	\$1,413,895	\$29,530
DEMOLITIONS	\$189,373	\$6,600	\$0	\$11,200	\$1,500	\$12,000	\$12,000	\$3,000
TOTALS	\$18,992,978	\$7,665,220	\$6,111,790	\$2,998,219	\$15,227,567	\$8,198,924	\$35,355,586	\$157,235

TYPE OF CONSTRUCTION BY DISTRICT

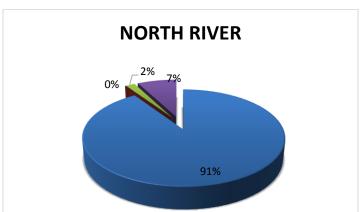
2014

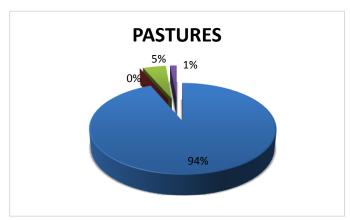


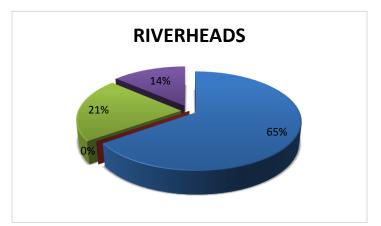


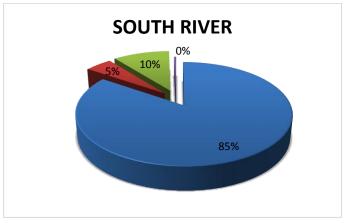
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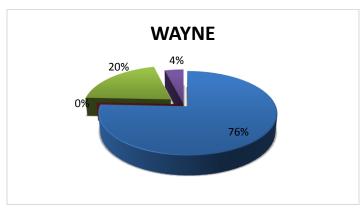
COMMERCIAL

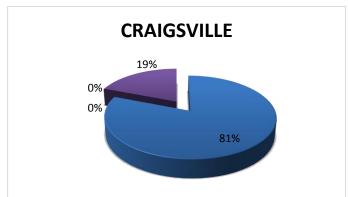












NON RESIDENTIAL PERMITS VALUED AT \$100,000 AND OVER

C & E Properties, LLC Signs - Wright Way Hyundai \$104,000 Tap Investments, LLC Remodel Store - Rike Aid - Verona \$150,000 AR2 Stuarts Draft, LLC Remodel Store - Rike Aid - Stuarts Draft \$189,419 Cole TJ Staunton VA, LLC Remodel Store - Rike Aid - Stuarts Draft \$189,419 Cole TJ Staunton VA, LLC Remodel Restaurant - Red Lobster \$330,190 DuPont Community Credit Union Remodel Restaurant - Red Lobster \$330,190 DuPont Community Credit Union Remodel Restaurant - Red Lobster \$221,000 Mill Place Office Park Office Building for McCormick Taylor \$234,361 W & W Developers, Inc. Warehouse \$400,000 Dennis L. Bradley Convenience Store - Sheetz \$2,344,262 Dascom Americas SBI, LLC Factory \$2,500,000 Blue Ridge Area Foodbank Alt./Act To Office & Warehouse \$3,027,536 Blue Ridge Area Foodbank Alt./Act To Office & Warehouse \$3,027,536 Blue Ridge Area Foodbank Alt./Act To Office & Warehouse \$3,027,536 Blue Ridge Area Foodbank Alt./Act To Office & Warehouse \$1,783,000 Virginia Elec		BEVERLEY MANOR	
Tap Investments, LLC Remodel Store - Rite Aid - Verona \$150,000 RA2 Stuarts Draft, LLC Remodel Store - Rite Aid - Stuarts Draft \$189,419 Cole TJ Staunton VA, LLC Remodel Restaurant - Red Lobster \$280,000 Staunton Mall Realty Mgmt., LLC Remodel Restaurant - Red Lobster \$330,190 DuPont Community Credit Union Remodel Credit Union \$1,300,000 Farnily Summit, LLC Chiropractic Office \$210,000 Mill Place Office Park Office Building for McCormick Taylor \$234,361 W & W Developers, Inc. Warehouse \$400,000 Dennis L Bradley Convenience Store - Sheetz \$2,344,262 Dascom Americas SBI, LLC Factory \$2,500,000 Blue Ridge Area Foodbank Alt./Adt. To Office & Warehouse \$3,027,536 Beacon of Hope Holiness Church New Church \$225,500 County of Augusta, BOS Water Storage Tank \$1,783,000 Wirginia Electric & Power Company Sound/Security Wall \$9956,250 Worth River Storage Building \$950,000 Wirginia Electric & Power Company Sound/Security Wall \$9956,250 Rougusta County School Board Concession Stand - Fort Defiance H.S. \$464,675 Riverheads Control Building & Water Tank \$2,750,000 Augusta County Service Authority Control Building & Water Tank \$2,000,000 Sount Hiver Storage Building \$150,000 Rockingham Coop Farm Bureau, Inc. Addition for Loading Docks, \$138,000 Storage, & Porches Storage, & Porches \$199,985 Shields Investment Co., LLC Replace Portion of Roof - Broadmoor \$151,200 Plaza Shields Self Storage, LLC Replace Portion of Roof - Broadmoor \$151,000 Raple Ridge Square, LLC Finish Space for Dentist Office \$395,000 Space Enterprises, LLC Finish Space for Dentist Office \$101,100 Augusta Health Care, Inc. Remodel Exit Corridor \$109,985 Augusta Health Care, Inc. Remodel Exit Corridor \$100,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space \$135,000 Maple Ridge Square, LLC Finish Shell for Future Tenants \$496,000 Maple Ridge Square, LLC Finish Shel	C & E Properties, LLC		\$104,000
RA2 Stuarts Draft, LLC Remodel Store - Rite Aid - Stuarts Draft \$189,419	•		
Staunton Mall Realty Mgmt., LLC Remodel Restaurant - Red Lobster \$330,190	•		
DuPont Community Credit Union	Cole TJ Staunton VA, LLC	Remodel for Ashley Furniture	\$280,000
Family Summit, LLC	Staunton Mall Realty Mgmt., LLC	Remodel Restaurant - Red Lobster	\$330,190
Mill Place Office Park Office Building for McCormick Taylor \$234,361 W & W Developers, Inc. Warehouse \$400,000 Dennis L. Bradley Convenience Store - Sheetz \$2,344,262 Dascom Americas SBI, LLC Factory \$2,500,000 Blue Ridge Area Foodbank Alt./Adt. To Office & Warehouse \$3,027,536 Beacon of Hope Holiness Church New Church \$225,000 County of Augusta, BOS Water Storage Tank \$1,783,000 MIDDLE RIVER Augusta County of Augusta, BOS Water Storage Building \$950,000 Virginia Electric & Power Company Sound/Security Wall \$995,250 NORTH RIVER Augusta County School Board Concession Stand - Fort Defiance H.S. \$464,675 RiverHEADS Crown Castle, Inc. Antenna on Exst. Tower \$175,000 Augusta County School Board Concession Stand - Fort Defiance H.S. \$2,750,000 Augusta County School Board Concession Stand - Fort Defiance H.S. \$175,000 Augusta Health Care, Inc. Addition for Loadin	DuPont Community Credit Union	Remodel Credit Union	\$1,300,000
W & W Developers, Inc. Warehouse \$400,000	Family Summit, LLC	Chiropractic Office	\$210,000
Dennis L. Bradley Convenience Store - Sheetz \$2,344,262 Dascom Americas SBI, LLC Factory \$2,500,000 Blue Ridge Area Foodbank Alt./Adt. To Office & Warehouse \$3,027,536 Beacon of Hope Holiness Church New Church \$225,000 County of Augusta, BOS Water Storage Tank \$1,783,000 MIDDLE RIVER	Mill Place Office Park	Office Building for McCormick Taylor	\$234,361
Dennis L. Bradley	W & W Developers, Inc.	Warehouse	\$400,000
Blue Ridge Area Foodbank Alt./Adt. To Office & Warehouse \$3,027,536	·	Convenience Store - Sheetz	
Beacon of Hope Holiness Church County of Augusta, BOS Water Storage Tank \$1,783,000 MiDDLE RIVER	Dascom Americas SBI, LLC	Factory	\$2,500,000
County of Augusta, BOS MIDDLE RIVER	Blue Ridge Area Foodbank	Alt./Adt. To Office & Warehouse	\$3,027,536
County of Augusta, BOS MIDDLE RIVER	Beacon of Hope Holiness Church	New Church	\$225,000
Railside Industries, Inc. Virginia Electric & Power Company Sound/Security Wall \$956,250 NORTH RIVER Augusta County School Board Crown Castle, Inc. Antenna on Exst. Tower Augusta Health Care, Inc. Concession Stand - Fort Defiance H.S. RIVERHEADS Crown Castle, Inc. Antenna on Exst. Tower South River South River Rockingham Coop Farm Bureau, Inc. Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Shields Self Storage, LLC Mini Storage Building Space WAYNE Maple Ridge Square, LLC Agusta Health Care, Inc. Remodel Exit Corridor Space Wayne Augusta Health Care, Inc. Remodel Exit Corridor Space Finish Space for Tenant Space Si30,000 Augusta Health Care, Inc. Remodel Ind Floor Corridor Space Shields Square, LLC Sinish Space for Tenant Space Si30,000 Remodel Exit Corridor Space Si30,000 Augusta Health Care, Inc. Remodel Inc. Remodel Inc. Remodel Inc. Remodel Exit Corridor Space Si30,000 Augusta Health Care, Inc. Remodel Inc. Re	•	Water Storage Tank	\$1,783,000
Virginia Electric & Power Company Sound/Security Wall \$956,250 NORTH RIVER	·		
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Augusta County School Board RIVERHEADS Crown Castle, Inc. Antenna on Exst. Tower Augusta Health Care, Inc. Augusta Health Care, Inc. Augusta County Service Authority SOUTH RIVER Rockingham Coop Farm Bureau, Inc. Shields Investment Co., LLC All Remodel for Distribution Area & Office Augusta Health Care, Inc. Addition for Loading Docks, Storage, & Porches Shields Self Storage, LLC All Mini Storage Building Augusta Health Care, Inc. Addition for Loading Docks, Storage, & Porches Shields Self Storage, LLC All Mini Storage Building All Space WAYNE Maple Ridge Square, LLC Finish Space for Dentist Office Space WAYNE Maple Ridge Square, LLC All Remodel Exit Corridor Augusta Health Care, Inc. All Remodel Exit Corridor Augusta Health Care, Inc. All Remodel In Women's Imaging Star, 000 Mary Baldwin College Elevator Augusta Health Care, Inc. Remodel Gi Suite Augusta Health Care, Inc. Remodel on Women's Imaging Star, 000 Augusta Health Care, Inc. Remodel Gi Suite Antenna on Existing Tower Star, 170,000 Augusta Health Care, Inc. Remodel Gi Suite Antenna on Existing Tower Star, 000 Augusta Health Care, Inc. Remodel Gi Suite Saugusta Health Care, Inc. Remodel Gi Suite Saugusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story Star, 000 Fishersville Myers Corner Convenience Store - 7-11	Virginia Electric & Power Company	Sound/Security Wall	\$956,250
RIVERHEADS Crown Castle, Inc. Antenna on Exst. Tower Augusta Health Care, Inc. Doctor's Office S2,750,000 Augusta County Service Authority Control Building & Water Tank S2,000,000 SOUTH RIVER Rockingham Coop Farm Bureau, Inc. Addition for Loading Docks, Storage, & Porches Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Shields Self Storage, LLC Mini Storage Building S150,000 Graves Enterprises, LLC Remodel for Distribution Area & Office Space WAYNE Maple Ridge Square, LLC Finish Space for Dentist Office Augusta Health Care, Inc. Remodel Exit Corridor Sinish Area for Office Space S130,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space S130,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space S130,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space S130,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space S130,000 Maple Ridge Square, LLC Finish Shell Space for Tenant Space S130,000 Mary Baldwin College Elevator Verizon Wireless Antenna on Existing Tower S170,000 Augusta Health Care, Inc. Remodel I Suite S300,000 Augusta Health Care, Inc. Remodel Gl Suite S300,000 Augusta Health Care, Inc. Remodel Gl Suite S300,000 Augusta Health Care, Inc. Remodel Gl Suite S300,000 Augusta Health Care, Inc. Remodel For Future Tenants S496,000 TKM II, LLC Finish Shell for Future Tenants S496,000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story S1,510,000 Fishersville Myers Corner Convenience Store - 7-11			
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Augusta Health Care, Inc. Augusta County Service Authority Control Building & Water Tank SOUTH RIVER Rockingham Coop Farm Bureau, Inc. Addition for Loading Docks, Storage, & Porches Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Shields Self Storage, LLC Mini Storage Building Space WAYNE Maple Ridge Square, LLC Finish Space for Dentist Office Augusta Health Care, Inc. Remodel Exit Corridor Space Wayne Holdings, Inc. Finish Area for Office Space Maple Ridge Square, LLC Finish Shell Space for Tenant Space Stagage Stagage Wayne Health Care, Inc. Remodel In Women's Imaging Stagage May Baldwin College Elevator Ware Belace Portion of Roof Augusta Health Care, Inc. Remodel Gl Suite Stagage Stagage Stagage Stagage Stagage Stagage Stagage Wayne May Ne Stagage Wayne May Ne Stagage Wayne May Ne Stagage Wayne Stagage Stag			•
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Rockingham Coop Farm Bureau, Inc. Rockingham Coop Farm Bureau, Inc. Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Shields Self Storage, LLC Mini Storage Building Storage, & Porches Shields Self Storage, LLC Mini Storage Building Storage, & Storage, LLC Remodel for Distribution Area & Office Space WAYNE Maple Ridge Square, LLC Remodel Exit Corridor Augusta Health Care, Inc. Remodel Exit Corridor Storage Remodel 2nd Floor Corridor Storage Storage, LLC Finish Area for Office Space Storage Augusta Health Care, Inc. Remodel in Women's Imaging Storage, LLC Remodel in Women's Imaging Storage Storage Storage Storage, LLC Remodel GI Suite Storage Stora			
Rockingham Coop Farm Bureau, Inc. Addition for Loading Docks, Storage, & Porches Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Mini Storage Building \$150,000 Graves Enterprises, LLC Remodel for Distribution Area & Office \$395,000 Space WAYNE Maple Ridge Square, LLC Augusta Health Care, Inc. Remodel Exit Corridor Remodel Exit Corridor State of Tenant Space \$130,000 Maple Ridge Square, LLC Finish Area for Office Space \$130,000 MAPLE Ridge Square, LLC Remodel in Women's Imaging \$137,000 Augusta Health Care, Inc. Remodel in Women's Imaging \$137,000 Augusta Health Care, Inc. Remodel GI Suite \$234,233 Augusta Health Care, Inc. Remodel GI Suite \$300,000 Augusta Health Care, Inc. Remodel Bed Tower - 2nd Story \$1,510,000 Fishersville Myers Corner Convenience Store - 7-11	Augusta County Service Authority		\$2,000,000
Storage, & Porches Shields Investment Co., LLC Replace Portion of Roof - Broadmoor Plaza Shields Self Storage, LLC Mini Storage Building Space WAYNE Maple Ridge Square, LLC Remodel for Distribution Area & Office Space WAYNE Maple Ridge Square, LLC Remodel Exit Corridor Augusta Health Care, Inc. Remodel 2nd Floor Corridor Replace For Dentist Office Space Storage Wayne Maple Ridge Square, LLC Remodel Exit Corridor Storage, S	Rockingham Coop Farm Bureau, Inc.		\$138,000
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Fishersville Myers Corner Convenience Store - 7-11 \$950,000		_	
Blue Ridge Church of Christ Addition to Church \$1,400,000	· · · · · · · · · · · · · · · · · · ·	Convenience Store - 7-11	\$950,000
	Blue Ridge Church of Christ	Addition to Church	\$1,400,000