

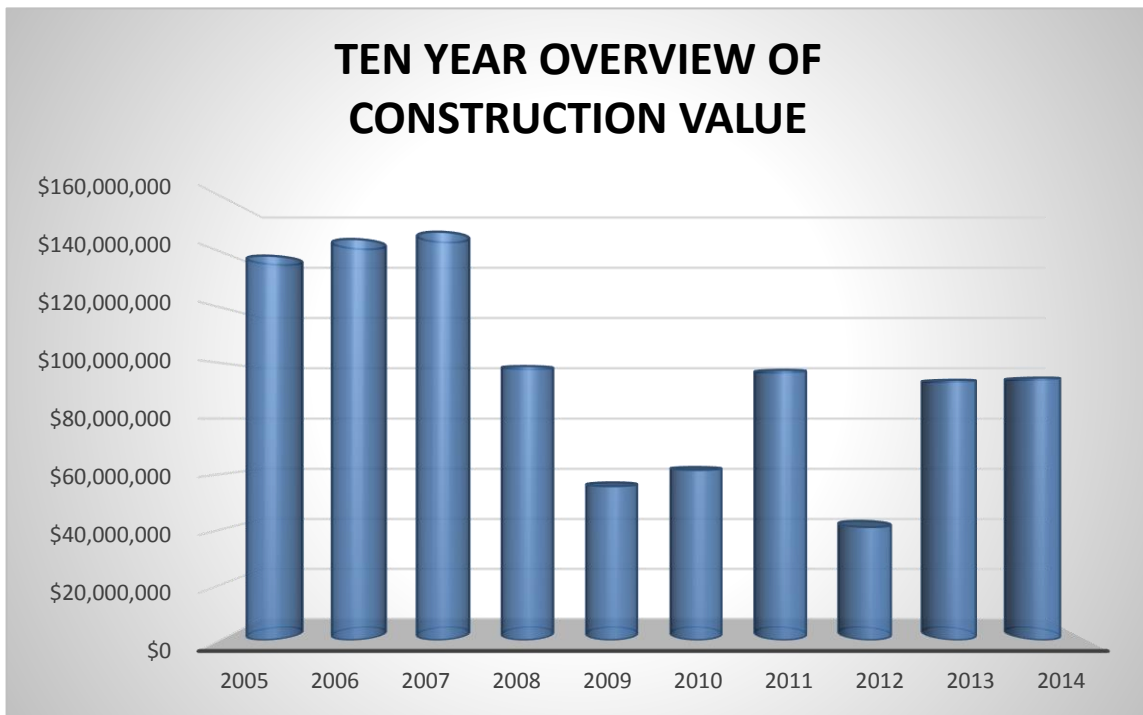
COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT



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
<u>BUILDING DIVISION</u>				
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
<u>ELECTRICAL DIVISION</u>				
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
<u>PLUMBING DIVISION</u>				
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
<u>MECHANICAL DIVISION</u>				
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
<u>MANUFACTURED HOMES</u>				
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
<u>SUMMARY</u>				
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
<u>EROSION & SEDIMENT CONTROL</u>				
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

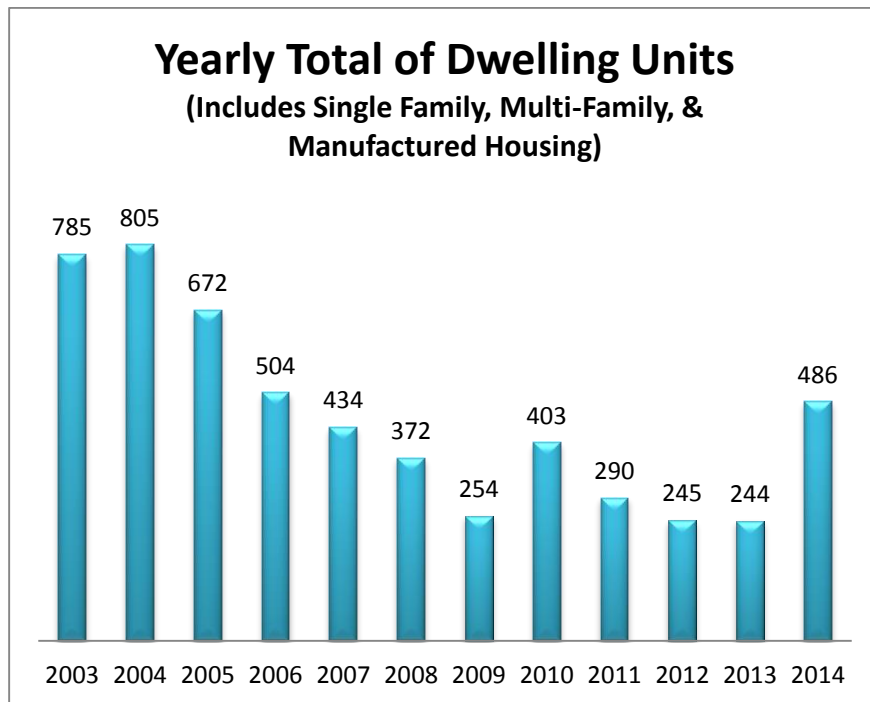
HOUSING UNITS 2014

	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.

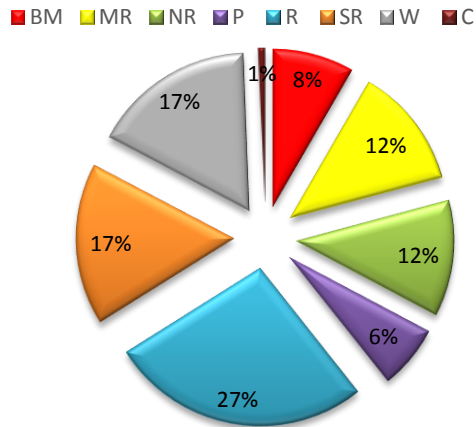




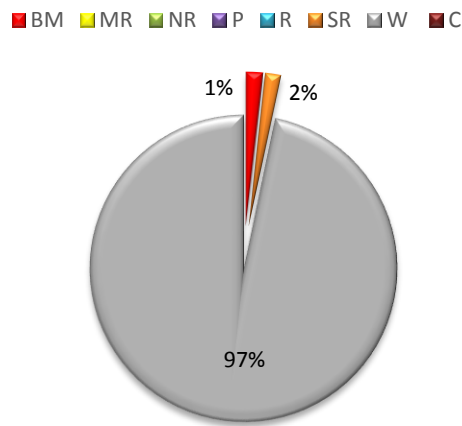
Housing Units By District 2008 - 2014

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

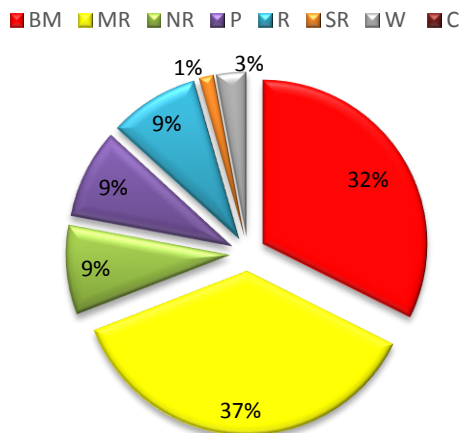
Single Family Dwellings by District 2014



Multi-Family Units by District 2014



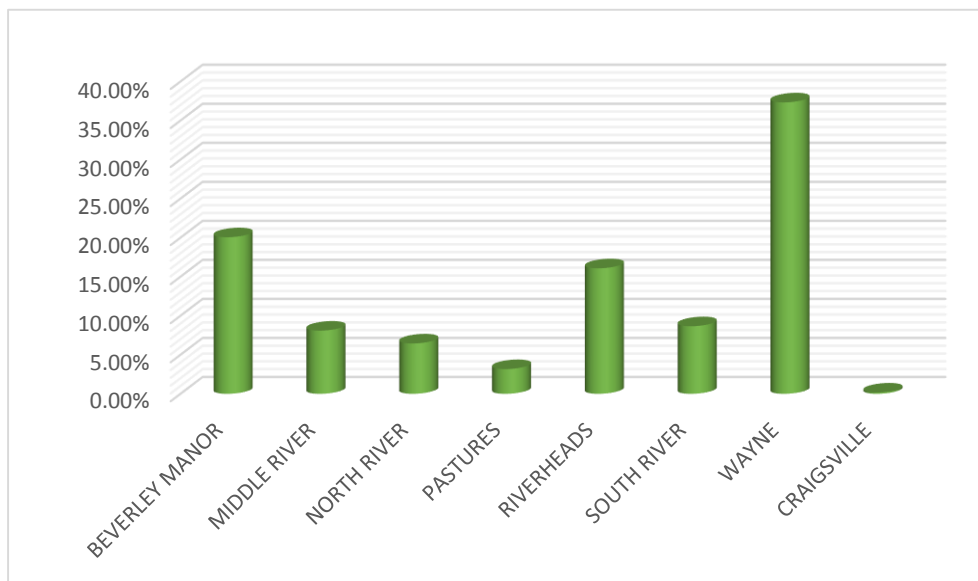
Manufactured Homes by District 2014



CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	NO. PERMITS		VALUE	
	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

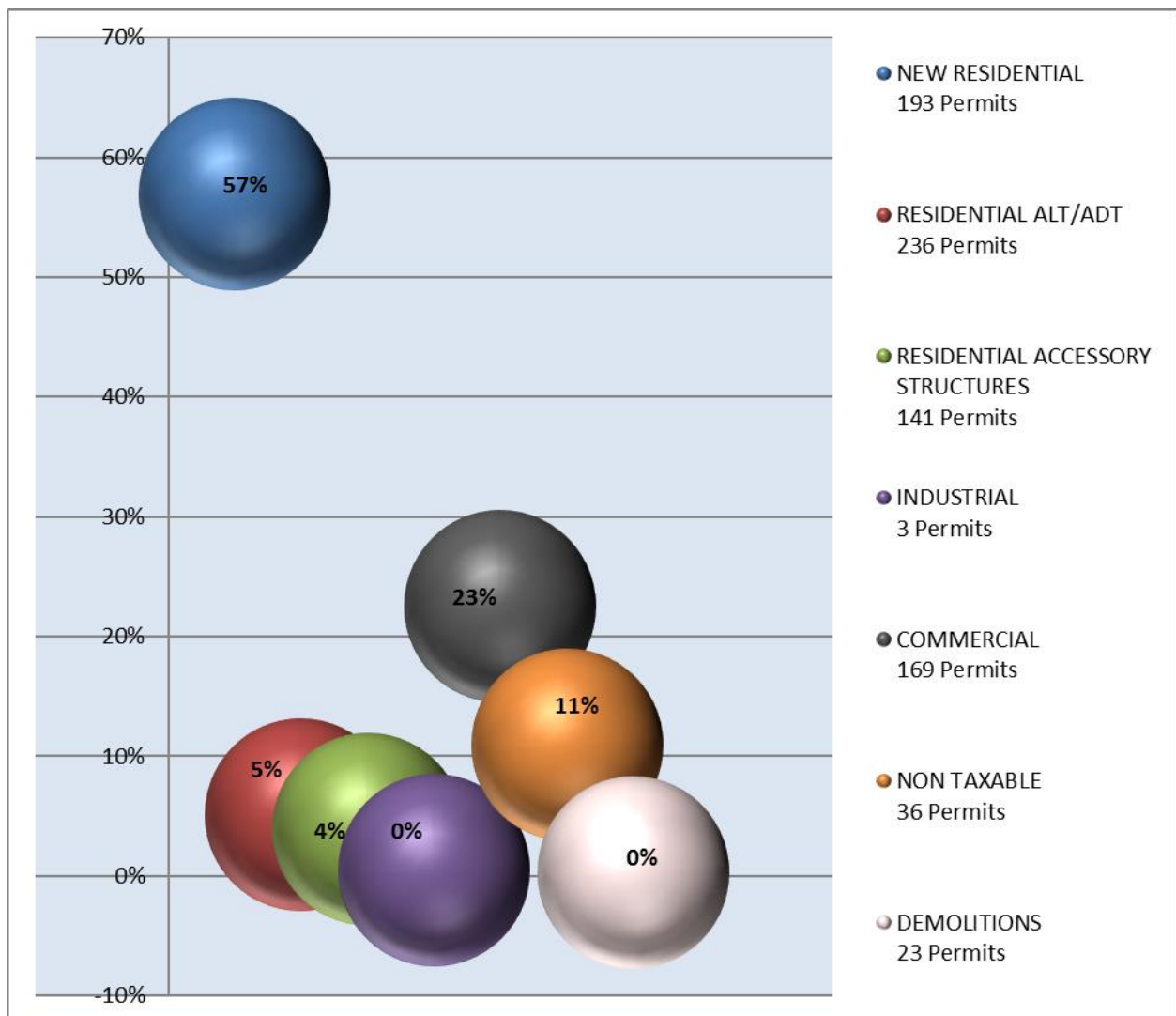
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2014



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



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

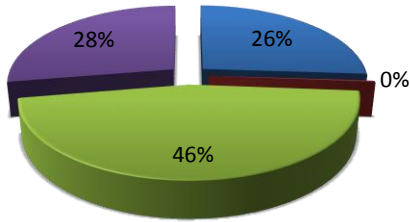
RESIDENTIAL

INDUSTRIAL

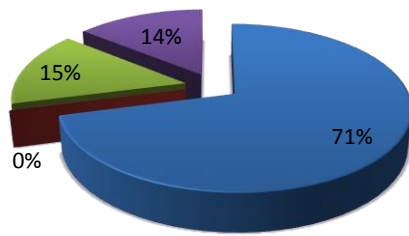
COMMERCIAL

NON TAXABLE

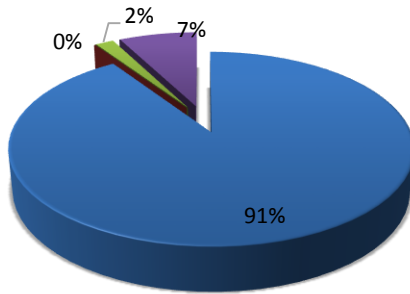
BEVERLEY MANOR



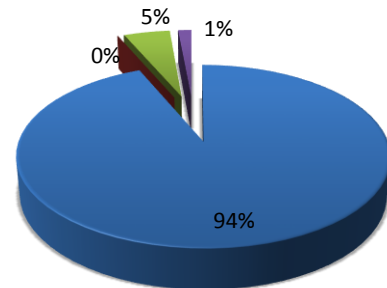
MIDDLE RIVER



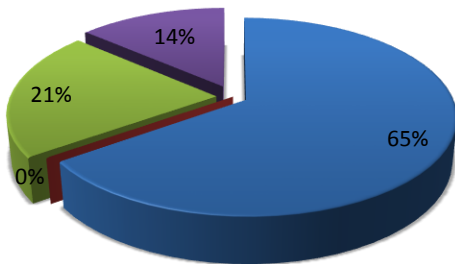
NORTH RIVER



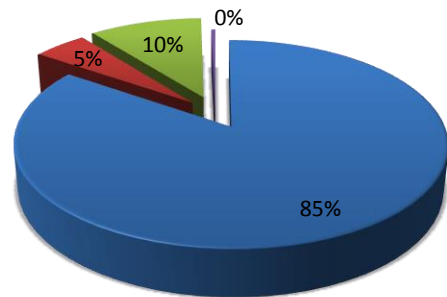
PASTURES



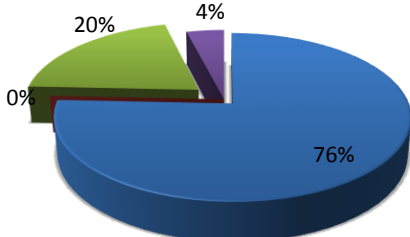
RIVERHEADS



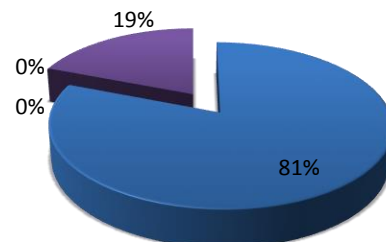
SOUTH RIVER



WAYNE



CRAIGSVILLE



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

BEVERLEY MANOR

C & E Properties, LLC	Signs - Wright Way Hyundai	\$104,000
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 for Ashley Furniture	\$280,000
Staunton Mall Realty Mgmt., LLC	Remodel Restaurant - Red Lobster	\$330,190
DuPont Community Credit Union	Remodel Credit Union	\$1,300,000
Family 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	\$225,000
County of Augusta, BOS	Water Storage Tank	\$1,783,000

MIDDLE RIVER

Railside Industries, Inc.	Storage Building	\$950,000
Virginia Electric & Power Company	Sound/Security Wall	\$956,250

NORTH RIVER

Augusta County School Board	Concession Stand - Fort Defiance H.S.	\$464,675
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RIVERHEADS

Crown Castle, Inc.	Antenna on Exst. Tower	\$175,000
Augusta Health Care, Inc.	Doctor's Office	\$2,750,000
Augusta County Service Authority	Control Building & Water Tank	\$2,000,000

SOUTH RIVER

Rockingham Coop Farm Bureau, Inc.	Addition for Loading Docks, Storage, & Porches	\$138,000
Shields Investment Co., LLC	Replace Portion of Roof - Broadmoor Plaza	\$151,200
Shields Self Storage, LLC	Mini Storage Building	\$150,000
Graves Enterprises, LLC	Remodel for Distribution Area & Office Space	\$395,000

WAYNE

Maple Ridge Square, LLC	Finish Space for Dentist Office	\$101,100
Augusta Health Care, Inc.	Remodel Exit Corridor	\$109,985
Augusta Health Care, Inc.	Remodel 2nd Floor Corridor	\$110,000
DKPCI Holdings, Inc.	Finish Area for Office Space	\$130,000
Maple Ridge Square, LLC	Finish Shell Space for Tenant Space	\$135,000
Augusta Health Care, Inc.	Remodel in Women's Imaging	\$137,000
Mary Baldwin College	Elevator	\$140,250
Verizon Wireless	Antenna on Existing Tower	\$170,000
Augusta Health Care, Inc.	Replace Portion Of Roof	\$234,233
Augusta Health Care, Inc.	Remodel GI Suite	\$300,000
Augusta Health Care, Inc.	Remodel for Radiology Area	\$330,300
TKM II, LLC	Finish Shell for Future Tenants	\$496,000
Augusta Health Care, Inc.	Remodel Bed Tower - 2nd Story	\$1,510,000
TKM II, LLC	Office Building	\$704,247
Goose Creek, LLC	Clubhouse	\$824,000
Fishersville Myers Corner	Convenience Store - 7-11	\$950,000
Blue Ridge Church of Christ	Addition to Church	\$1,400,000