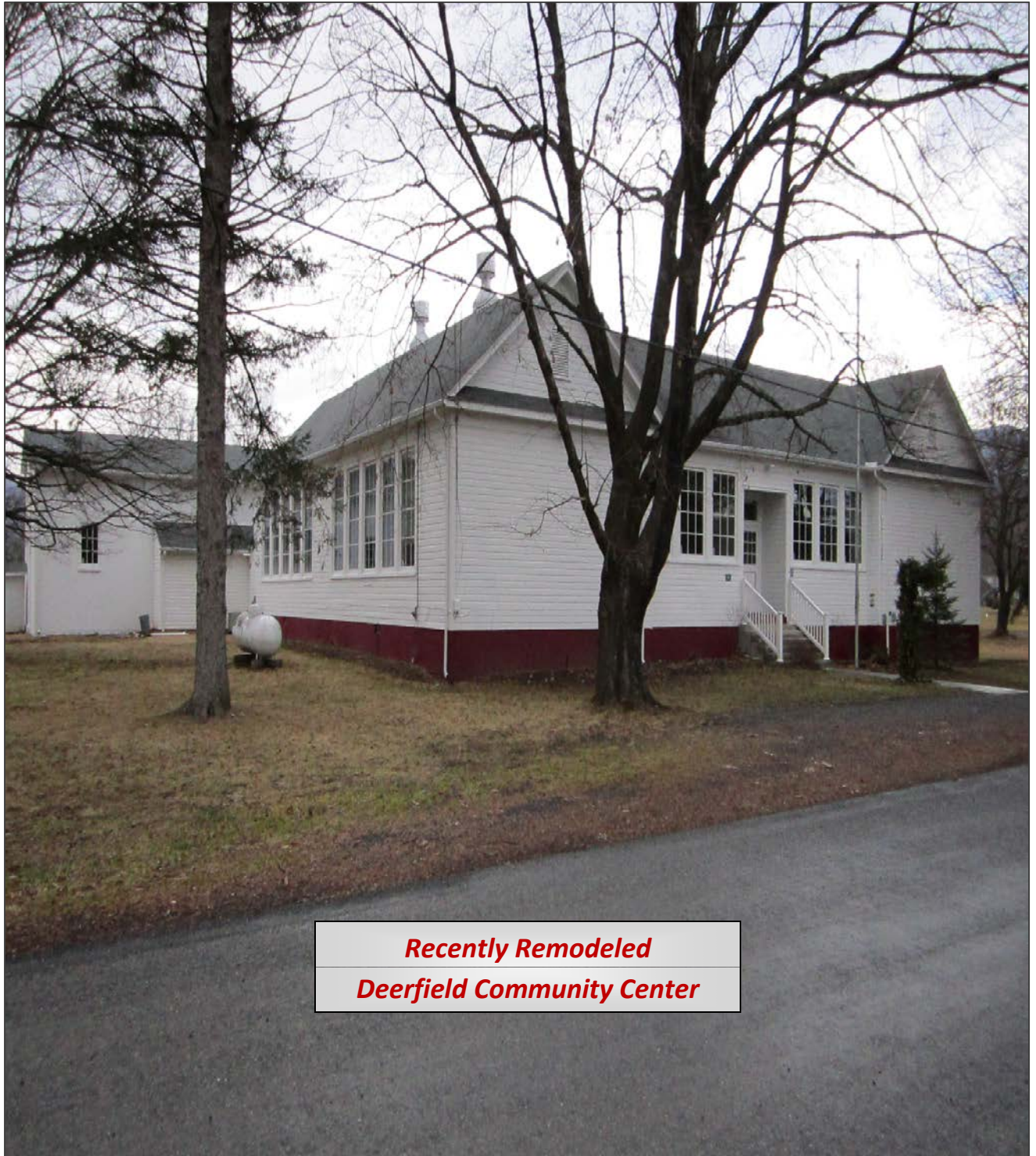


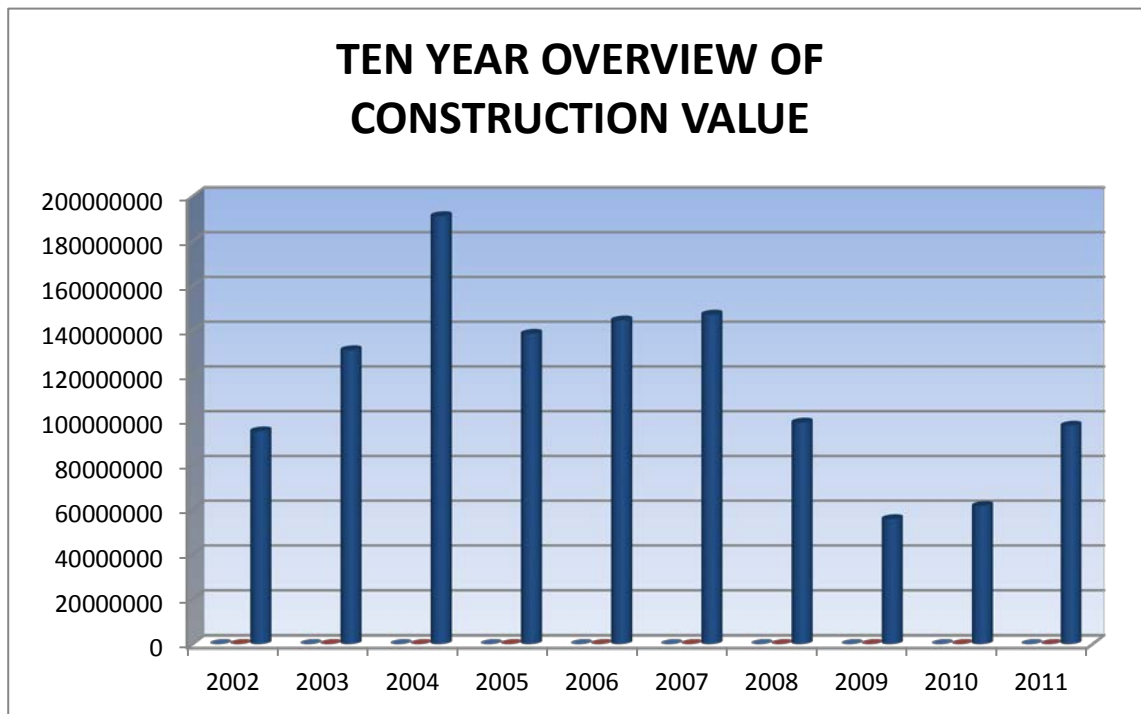
Augusta County Building Inspection Department



2011 Annual Report

BUILDING PERMITS ISSUED 2002 - 2011

YEAR	NO. PERMITS	VALUE
2002	1,461	\$94,938,550
2003	1,550	\$131,204,685
2004	1,528	\$191,130,952
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



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2008	2009	2010	2011
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	1,117	868	791	763
Value New Construction	\$56,388,232	\$37,569,090	\$42,674,222	\$35,522,048
Value Alteration/Repair	\$42,475,785	\$18,129,751	\$18,885,079	\$61,968,271
Fees Collected	\$262,976.00	\$144,162.47	\$159,148.00	\$144,334.55
Total No. of Inspections	3,564	2,759	2,424	2,333
Miles Traveled	35,036	27,028	24,722	24,572
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	1,126	866	792	777
Value of Elec. Work	\$9,195,049	\$3,755,921	\$4,297,316	\$9,131,380
Fees Collected	\$79,446.95	\$52,454.71	\$48,735.51	\$50,632.15
Total No. of Inspections	2,712	1,963	1,750	1,719
Miles Traveled	27,151	19,134	18,171	18,259
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	632	474	446	393
Value of Plumbing Work	\$3,596,751	\$1,984,971	\$2,310,010	\$4,347,781
Fees Collected	\$41,555.20	\$28,759.18	\$31,808.70	\$32,838.90
Total No. of Inspections	1,952	1,421	1,204	1,136
Miles Traveled	18,582	13,729	11,760	11,738
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	762	625	566	489
Value of Mech. Work	\$5,483,329	\$3,544,611	\$7,722,644	\$9,726,512
Fees Collected	\$42,749.95	\$32,865.45	\$28,820.19	\$33,389.79
Total No. of Inspections	1,440	1,192	1,079	981
Miles Traveled	13,864	11,470	10,874	10,330
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	86	77	105	71
Value of Homes	\$3,196,368	\$2,838,766	\$4,047,062	\$2,454,573
Fees Collected	\$6,562.66	\$5,807.54	\$8,032.50	\$5,355.00
Total No. of Inspections	116	181	227	187
Miles Traveled	1,274	1,728	1,910	1,821
<u>SUMMARY</u>				
Total Permits Issued	3,723	2,910	2,700	2,493
Value of All Permits	\$120,335,514	\$67,823,110	\$79,936,333	\$123,150,565
Total Fees Collected	\$433,290.76	\$264,049.35	\$276,544.90	\$266,550.39
Total No. of Inspections	9,784	7,516	6,684	6,356
Total Miles Traveled	95,907	73,089	67,437	66,720
NON TAXABLE CONST.	\$1,558,196	\$5,009,250	\$7,151,129	\$24,927,733
<u>EROSION & SEDIMENT CONTROL</u>				
Total Permits Issued	*See Below	169	120	119
Total No. of Inspections		694	477	398
Miles Traveled		6,560	4,480	4,336

***Total miles traveled in summary include erosion & sediment control inspections which Building Inspection became involved in July, 2008. The majority of the permits and fees during this time period went through the Community Development Department.**

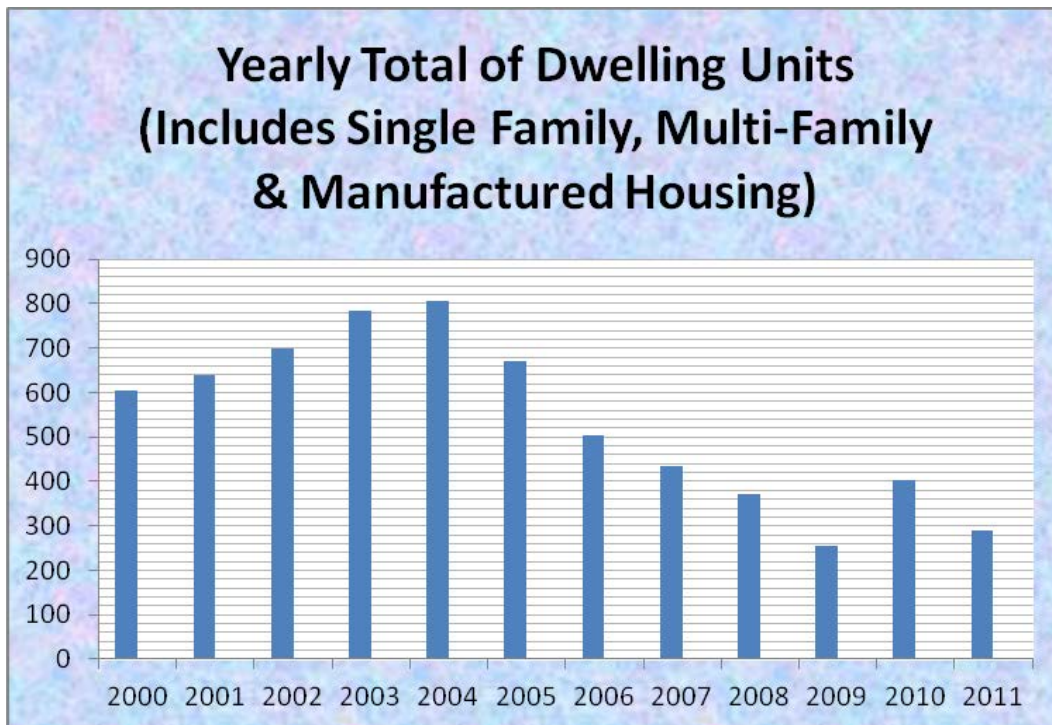
HOUSING UNITS 2011

	NO.	VALUE
SINGLE FAMILY DWELLINGS	123	\$22,367,097
MULTI-FAMILY UNITS	96	\$6,150,000
MANUFACTURED HOME UNITS	71	\$2,454,573
TOTAL ALL DWELLING UNITS	290	\$30,971,670

Single family homes increased slightly in 2011 with seven more homes. The average value per home remained steady with only a \$209 increase. The average square footage also remained about the same, 2,029 square feet in 2011 compared to 2,025 square feet in 2010.

There was a decrease of 88 multi-family units from 2010. The average value per unit increased to \$64,063, \$4,791 more than in 2010. The average square footage decreased to 1,030 square feet per unit, 122 square feet less than in 2010.

Manufactured housing decreased in 2011 with 154 less units than in 2010. The average cost per unit also decreased to \$34,571 in 2011, \$4,041 less than in 2010.

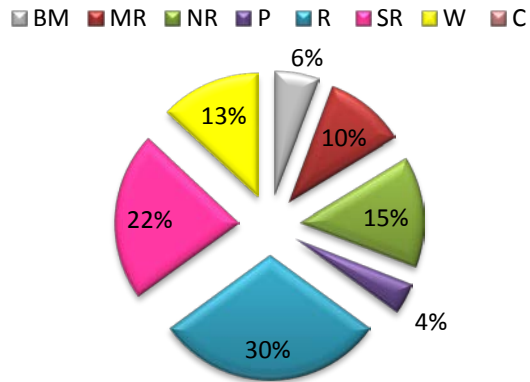




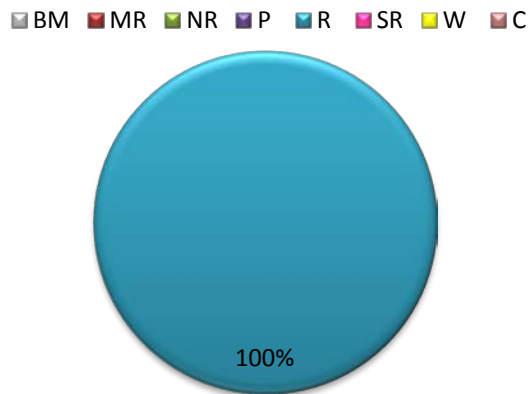
2005 - 2011

SINGLE FAMILY	2005	2006	2007	2008	2009	2010	2011	TOTALS
BEVERLEY MANOR	38	25	23	11	10	1	7	115
MIDDLE RIVER	141	56	65	35	28	32	13	370
NORTH RIVER	52	54	36	27	25	10	18	222
PASTURES	37	45	41	25	18	18	5	189
RIVERHEADS	64	61	56	31	21	19	37	289
SOUTH RIVER	70	46	29	34	31	21	27	258
WAYNE	77	53	36	27	23	14	16	246
CRAIGSVILLE	2		3	1		1		7
TOTAL SINGLE FAMILY	481	340	289	191	156	116	123	1,696
MULTI-FAMILY	2005	2006	2007	2008	2009	2010	2011	TOTALS
BEVERLEY MANOR	12	18	14	6		2		52
MIDDLE RIVER								
NORTH RIVER						84		84
PASTURES								
RIVERHEADS							96	96
SOUTH RIVER	17	9		13	9	2		50
WAYNE	47	10	32	76	12	96		273
CRAIGSVILLE								
TOTAL MULTI-FAMILY	76	37	46	95	21	184	96	555
MANUF. HOMES	2005	2006	2007	2008	2009	2010	2011	TOTALS
BEVERLEY MANOR	12	22	9	9	16	35	15	118
MIDDLE RIVER	49	36	33	26	26	18	23	211
NORTH RIVER	14	19	12	15	4	8	5	77
PASTURES	6	6	9	9	3	4	3	40
RIVERHEADS	12	17	19	9	13	15	14	99
SOUTH RIVER	13	11	15	6	7	9	3	64
WAYNE	6	13		8	6	9	7	49
CRAIGSVILLE	3	3	2	4	2	5	1	20
TOTAL MANUF. HOMES	115	127	99	86	77	103	71	678
TOTAL ALL UNITS	672	504	434	372	254	403	290	2,929

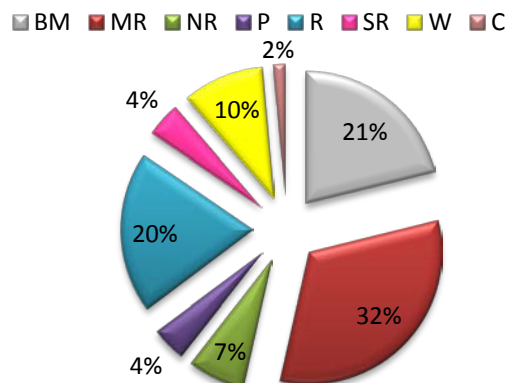
Single Family Dwellings by District 2011



Multi-Family Units by District 2011



Manufactured Homes by District 2011

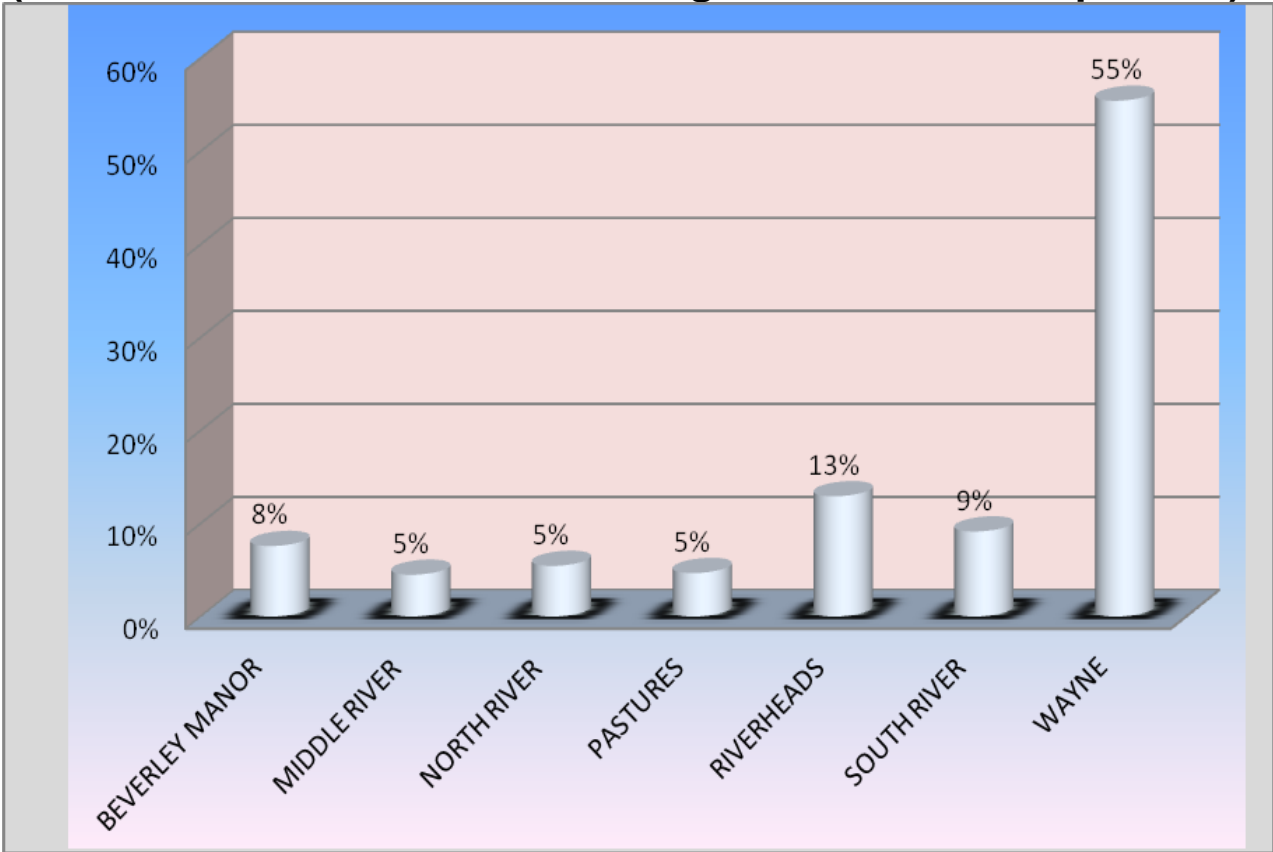


CONSTRUCTION BY DISTRICT

DISTRICT	NO. PERMITS		VALUE	
	2010	2011	2010	2011
BEVERLEY MANOR	144	109	\$4,594,848	\$7,429,646
MIDDLE RIVER	125	93	\$8,646,591	\$4,420,155
NORTH RIVER	102	94	\$12,081,081	\$5,338,803
PASTURES	69	60	\$4,548,491	\$4,589,424
RIVERHEADS	105	106	\$6,486,456	\$12,624,472
SOUTH RIVER	104	124	\$9,353,908	\$8,947,490
WAYNE	130	169	\$15,753,250	\$54,033,364
CRAIGSVILLE	12	7	\$94,676	\$96,265
GROTTOES	0	1	\$0	\$10,700

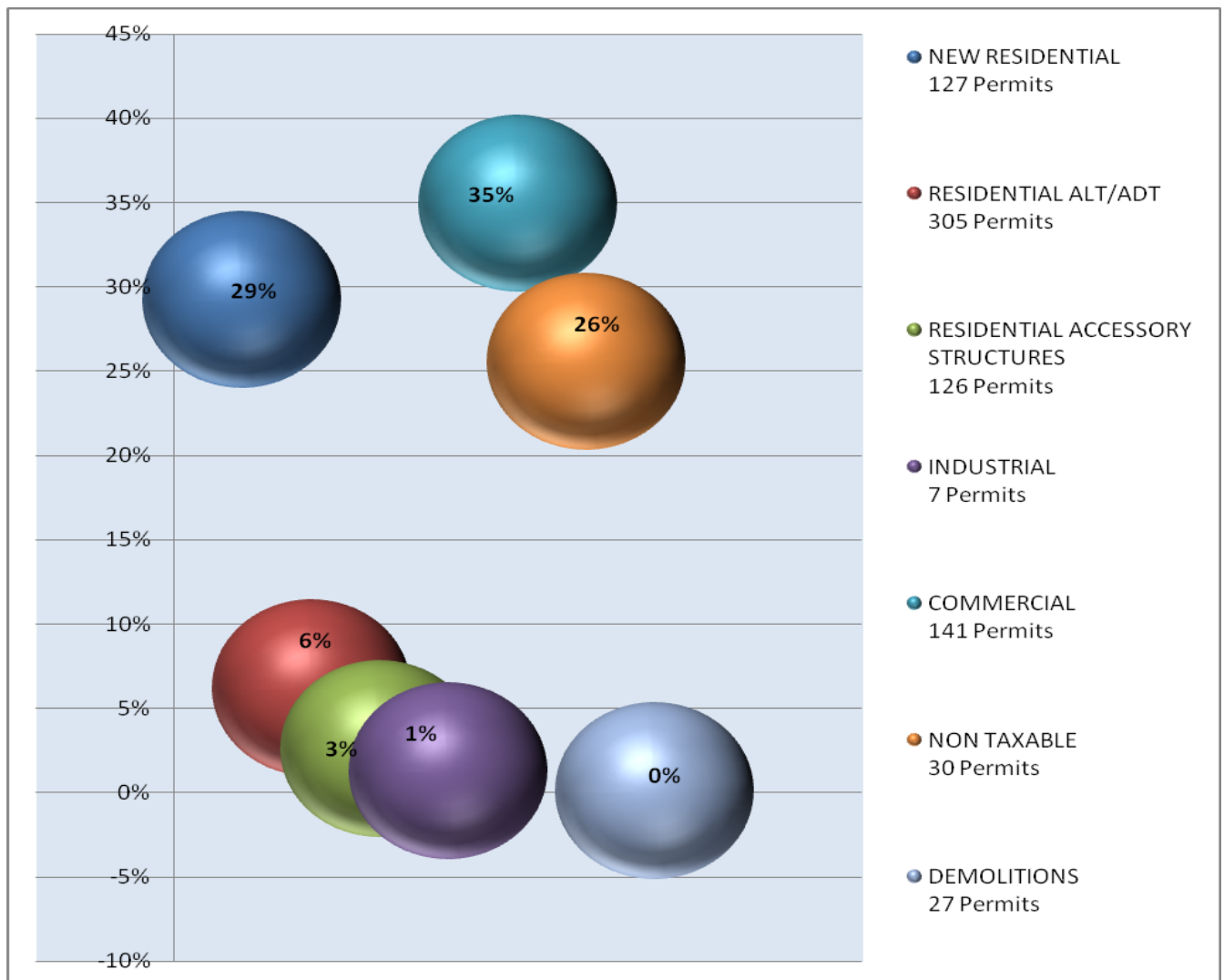
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT IN 2011

(Note: Values do not include Craigsville or Grottoes permits)



CONSTRUCTION VALUE BY CLASSIFICATION 2011

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	127	\$28,517,097
RESIDENTIAL ALT/ADT	305	\$6,067,293
RESIDENTIAL ACCESSORY STRUCTURES	126	\$2,549,502
INDUSTRIAL	7	\$1,224,050
COMMERCIAL	141	\$34,086,894
NON TAXABLE	30	\$24,927,733
DEMOLITIONS	27	\$117,750



VALUE OF CONSTRUCTION BY CLASSIFICATION

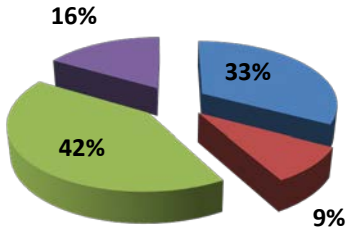
	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$1,595,472	\$2,850,149	\$3,762,610	\$1,045,680	\$10,927,292	\$4,982,000	\$3,353,894	\$0
RESIDENTIAL ALT/ADT	\$662,710	\$701,043	\$824,051	\$562,565	\$624,665	\$1,533,602	\$1,154,157	\$4,500
RESIDENTIAL ACCESSORY STRUCTURES	\$169,480	\$454,354	\$502,212	\$302,080	\$350,715	\$294,449	\$474,712	\$1,500
INDUSTRIAL	\$669,050	\$255,000	\$0	\$0	\$0	\$300,000	\$0	\$0
COMMERCIAL	\$3,089,319	\$75,259	\$215,430	\$594,596	\$320,600	\$1,058,589	\$28,733,101	\$0
NON TAXABLE	\$1,227,615	\$70,850	\$32,000	\$2,076,303	\$394,000	\$750,000	\$20,281,000	\$85,265
DEMOLITIONS	\$16,000	\$13,500	\$2,500	\$8,200	\$7,200	\$28,850	\$36,500	\$5,000
TOTALS	\$7,429,646	\$4,420,155	\$5,338,803	\$4,589,424	\$12,624,472	\$8,947,490	\$54,033,364	\$96,265

Note: There was also one permit issued for Grottoes in 2011 with a value of \$10,700. The permit was for work done at Grand Caverns which was annexed by Grottoes.

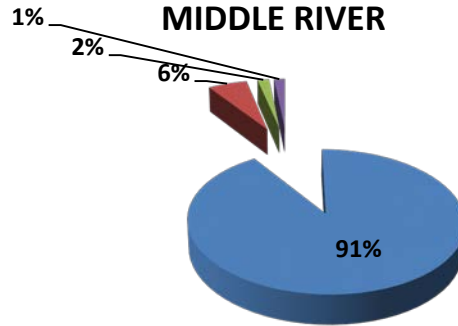
TYPE OF CONSTRUCTION BY DISTRICT

■ RESIDENTIAL
 ■ INDUSTRIAL
 ■ COMMERCIAL
 ■ NON TAXABLE

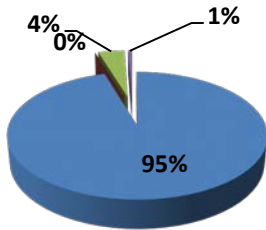
BEVERLEY MANOR



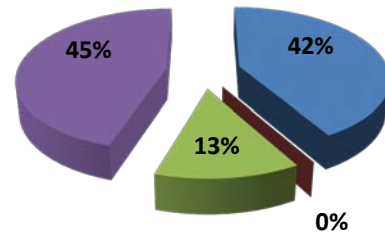
MIDDLE RIVER



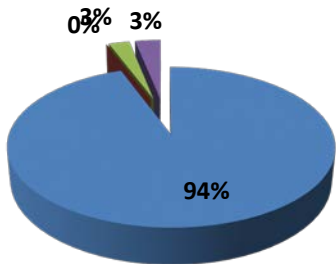
NORTH RIVER



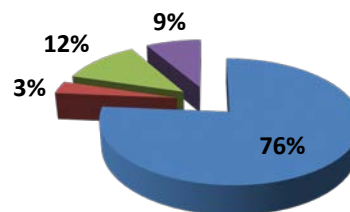
PASTURES



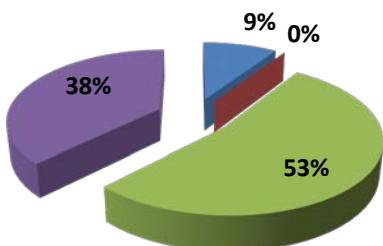
RIVERHEADS



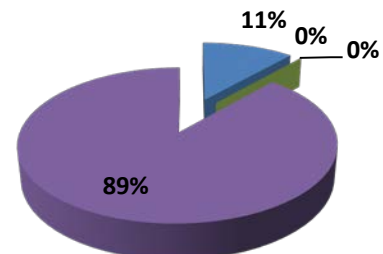
SOUTH RIVER



WAYNE



CRAIGSVILLE



BEVERLEY MANOR

W & W Developers – Solar Panels - \$135,000
CMA Properties, Inc. – Remodel 2nd Story of Valley Honda - \$150,000
CMA Properties, Inc. – Remodel Car Dealership & Add Canopy - \$350,000
Eagles, LLC – Remodel 2nd Floor for Office & Sales - \$722,000
County of Augusta – Addition to Juvenile Detention Center - \$975,000
Augusta County School Board – Replace Bleachers - \$170,000
Obaugh Ford, Inc. – Reface Building - \$275,000
TAP Investments, LLC - Remodel for Dollar General - \$200,000
Fried V. Neuman, Inc. – Raise Roof - \$645,000
Kathryn A. Dobyns – Remodel & Add to Middle River Vet Clinic - \$223,494
Augusta Plaza Shopping Center – Remodel Food Lion - \$379,000

MIDDLE RIVER

James & Barbara Begoon – Repair Fire Damage at Grottoes Pallet - \$250,000

NORTH RIVER

David L. Gardner – Addition to Maple Lane Vet Clinic - \$120,000

PASTURES

Augusta County Service Authority – Water Treatment Facility - \$1,800,000
Augusta County School Board – Press Box - \$198,900
French M. Croft – Restaurant Addition - \$500,000

RIVERHEADS

Good news Ministries, Inc. – Change of Use for Child Care Ctr - \$392,000
Maynard & Shirley Miller – Bldg. for Metal Roofing Business - \$100,000
Montague Terrace, LLC – Clubhouse - \$150,000

SOUTH RIVER

VA Regional Transit – Finish 2nd Story for Office Space - \$441,641
Sher-Lynd Baptist Church – Addition to Sanctuary - \$650,000
Michael J. McGinnis, Jr., Trustee – Warehouse Addition - \$300,000
Windmill Square, LLC – Remodel Food Lion - \$379,000

WAYNE

Augusta Professional Park – Remodel for Phase 3 of Cardiac Unit - \$225,000
Augusta Professional Park – Remodel for Phase 4 of Cardiac Unit - \$225,000
Verizon Wireless – Tower, Equipment Shelter & Fence - \$200,000
Augusta Health Care, Inc. – Remodel for Internal Medicine Offices - \$159,000
Widewaters Fishersville Co. – Finish Shell for Family Dollar - \$104,076
Augusta Professional Park – Remodel for Child Support & Licensing Office - \$350,000
Augusta County School Board – Add to & Repair Hugh K. Cassell Elementary School - \$610,000
Shields Enterprises, LC – Warehouse - \$105,000
Augusta Health Care, Inc. – Remodel MRI Unit - \$275,000
Augusta County School Board – Addition to Wilson Elementary School - \$13,100,000
Augusta Professional Park – Remodel for Hope Clinic - \$1,900,000
University of VA Health Services Fdtn. – Remodel Lobby & Add Stair Tower - \$1,500,000
Augusta County School Board – Remodel Wilson Elementary School - \$6,500,000
University of VA Health Services Fdtn. – Utility Building to House Boiler - \$1,100,000
Augusta Health Care, Inc. – Addition for Heart & Vascular Center - \$22,000,000