

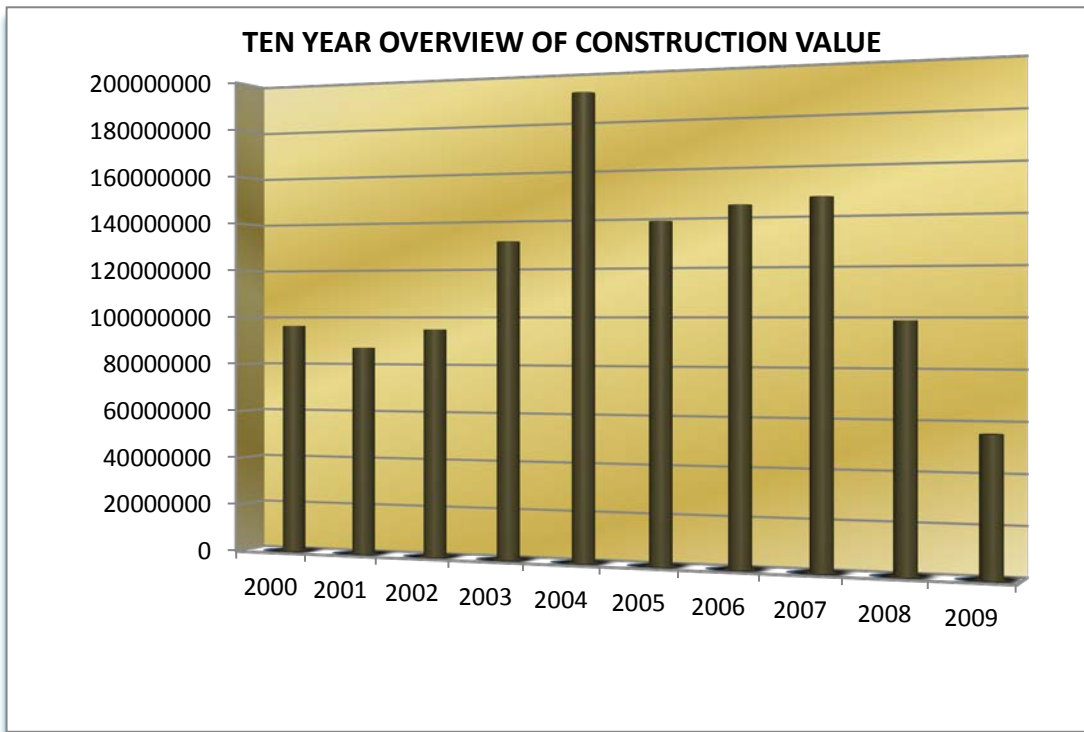
2009



COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT
ANNUAL REPORT

BUILDING PERMITS ISSUED 2000 - 2009

YEAR	NO. PERMITS	VALUE
2000	1,435	\$93,359,976
2001	1,442	\$87,118,088
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



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2006	2007	2008	2009
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	1,337	1,241	1,117	868
Value New Construction	\$87,781,914	\$108,423,492	\$56,388,232	\$37,569,090
Value Alteration/Repair	\$56,728,435	\$38,687,939	\$42,475,785	\$18,129,751
Fees Collected	\$281,049.79	\$234,692.31	\$262,976.00	\$144,162.47
Total No. of Inspections	4,733	4,055	3,564	2,759
Miles Traveled	33,742	31,658	35,036	27,028
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	1,387	1,236	1,126	866
Value of Elec. Work	\$10,882,070	\$6,214,767	\$9,195,049	\$3,755,921
Fees Collected	\$75,754.00	\$68,855.15	\$79,446.95	\$52,454.71
Total No. of Inspections	3,565	3,169	2,712	1,963
Miles Traveled	25,050	24,482	27,151	19,134
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	875	722	632	474
Value of Plumbing Work	\$5,827,038	\$2,908,060	\$3,596,751	\$1,984,971
Fees Collected	\$49,417.19	\$43,122.79	\$41,555.20	\$28,759.18
Total No. of Inspections	2,873	2,474	1,952	1,421
Miles Traveled	19,224	19,172	18,582	13,729
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	1,164	968	762	625
Value of Mech. Work	\$12,659,191	\$5,759,754	\$5,483,329	\$3,544,611
Fees Collected	\$56,006.90	\$49,077.24	\$42,749.95	\$32,865.45
Total No. of Inspections	2,380	1,970	1,440	1,192
Miles Traveled	15,810	14,870	13,864	11,470
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	127	99	86	77
Value of Homes	\$4,215,163	\$3,882,661	\$3,196,368	\$2,838,766
Fees Collected	\$6,104.72	\$6,232.31	\$6,562.66	\$5,807.54
Total No. of Inspections	252	175	116	181
Miles Traveled	1,485	1,219	1,274	1,728
<u>SUMMARY</u>				
Total Permits Issued	4,890	4,266	3,723	2,910
Value of All Permits	\$178,093,811	\$165,876,673	\$120,335,514	\$67,823,110
Total Fees Collected	\$468,332.60	\$401,979.80	\$433,290.76	\$264,049.35
Total No. of Inspections	13,803	11,843	9,784	7,516
Total Miles Traveled	95,311	91,401	95,907	73,089
NON TAXABLE CONST.	\$41,851,935	\$44,560,420	\$1,558,196	\$5,009,250
<u>EROSION & SEDIMENT CONTROL</u>				
Total Permits Issued	N/A	N/A	*See Below	169
Total No. of Inspections				694
Miles Traveled				6,560

***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 2009

	NO.	VALUE
SINGLE FAMILY DWELLINGS	156	\$30,280,059
MULTI-FAMILY UNITS	21	\$1,904,000
MANUFACTURED HOME UNITS	77	\$2,838,766
TOTAL ALL DWELLING UNITS	254	\$35,022,825

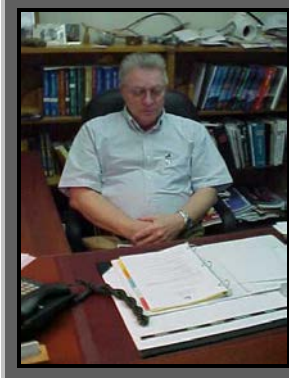
Single family homes dropped for the fourth consecutive year with 35 less units in 2009 than 2008. The average square footage of a single family home in 2009 was 1,977 square feet compared to 2,059 in 2008. The average cost remained fairly steady at \$194,103 in 2009 compared to \$193,068 in 2008.

Multi-family housing significantly declined with 21 units in 2009 compared to 95 in 2008. The average cost per unit decreased to \$90,666 in 2009 from \$118,526 in 2008. The average square footage per unit also decreased from 1,579 in 2008 to 1,378 in 2009.

Manufactured housing also decreased in 2009 with 9 less units than in 2008. The average value per unit decreased only slightly, from \$37,167 in 2008 to \$36,867 in 2009



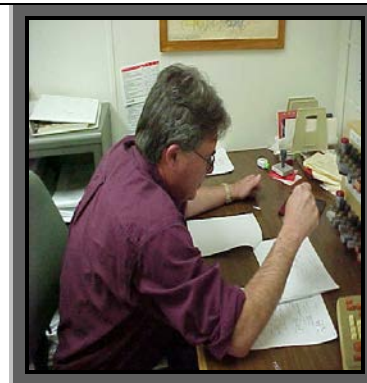
Michael C. Nickell
Director of Inspections



G.W. Wiseman
Senior Inspector



Michael Swortzel
Senior Residential Inspector



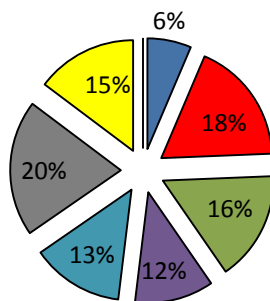


HOUSING UNITS 2003 - 2009

SINGLE FAMILY	2003	2004	2005	2006	2007	2008	2009	TOTALS
BEVERLEY MANOR	49	32	38	25	23	11	10	188
MIDDLE RIVER	151	89	141	56	65	35	28	565
NORTH RIVER	45	49	52	54	36	27	25	288
PASTURES	29	43	37	45	41	25	18	238
RIVERHEADS	48	56	64	61	56	31	21	337
SOUTH RIVER	73	97	70	46	29	34	31	380
WAYNE	102	111	77	53	36	27	23	429
CRAIGSVILLE	2	3	2		3	1		11
TOTAL SINGLE FAMILY	499	480	481	340	289	191	156	2,436
MULTI-FAMILY	2003	2004	2005	2006	2007	2008	2009	TOTALS
BEVERLEY MANOR	9	62	12	18	14	6		121
MIDDLE RIVER								
NORTH RIVER								
PASTURES								
RIVERHEADS								
SOUTH RIVER	46	8	17	9		13	9	102
WAYNE	68	103	47	10	32	76	12	348
CRAIGSVILLE								
TOTAL MULTI-FAMILY	123	173	76	37	46	95	21	571
MANUF. HOMES	2003	2004	2005	2006	2007	2008	2009	TOTALS
BEVERLEY MANOR	22	31	12	22	9	9	16	121
MIDDLE RIVER	41	35	49	36	33	26	26	246
NORTH RIVER	17	18	14	19	12	15	4	99
PASTURES	19	12	6	6	9	9	3	64
RIVERHEADS	33	30	12	17	19	9	13	133
SOUTH RIVER	14	12	13	11	15	6	7	78
WAYNE	16	12	6	13		8	6	61
CRAIGSVILLE	1	2	3	3	2	4	2	17
TOTAL MANUF. HOMES	163	152	115	127	99	86	77	819
TOTAL ALL UNITS	785	805	672	504	434	372	254	3,826

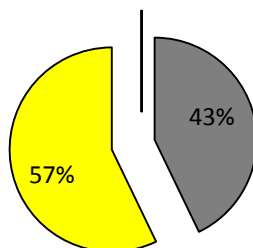
Single Family Dwellings by District 2009

■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



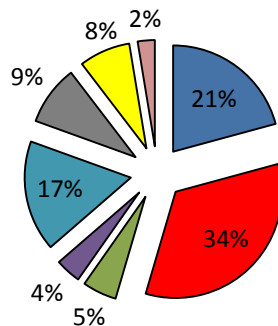
Multi-Family Units by District 2009

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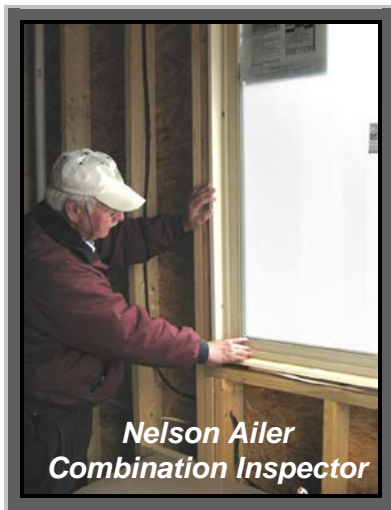
Manufactured Homes by District 2009

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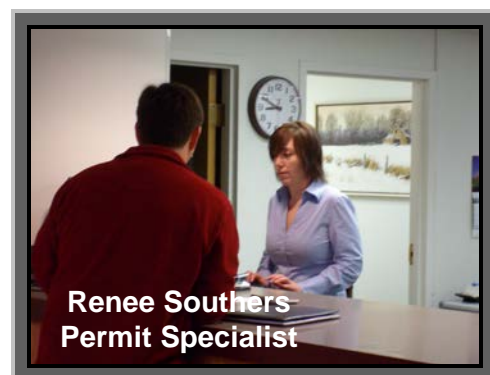
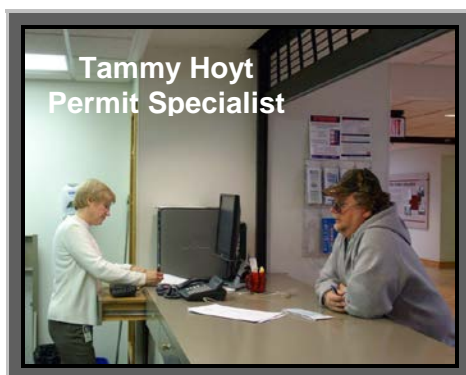
CONSTRUCTION BY DISTRICT

DISTRICT	NO. PERMITS		VALUE	
	2008	2009	2008	2009
BEVERLEY MANOR	139	112	\$9,197,780	\$3,667,590
MIDDLE RIVER	158	154	\$8,405,582	\$7,614,088
NORTH RIVER	121	128	\$8,547,380	\$6,249,729
PASTURES	109	92	\$5,270,504	\$7,844,555
RIVERHEADS	129	92	\$33,616,292	\$6,548,117
SOUTH RIVER	165	135	\$14,236,798	\$14,090,091
WAYNE	287	150	\$18,855,460	\$9,612,171
CRAIGSVILLE	9	5	\$734,221	\$72,500

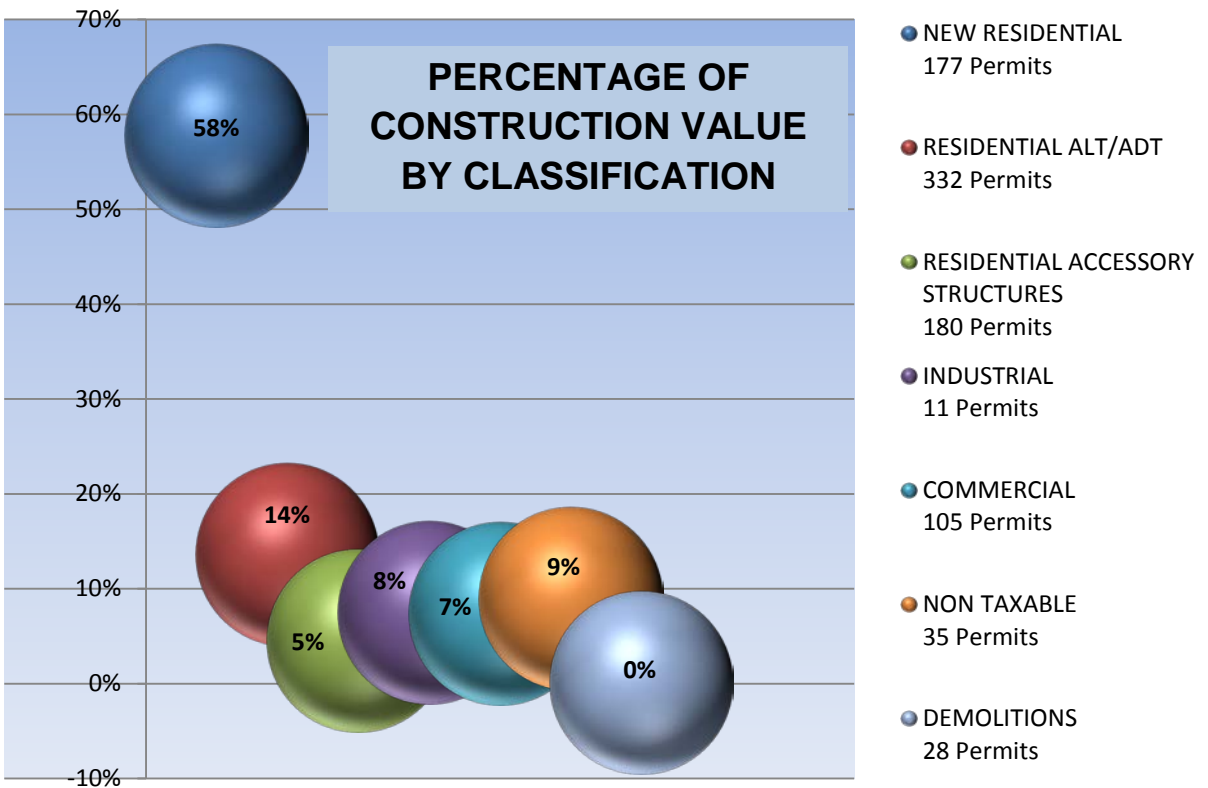
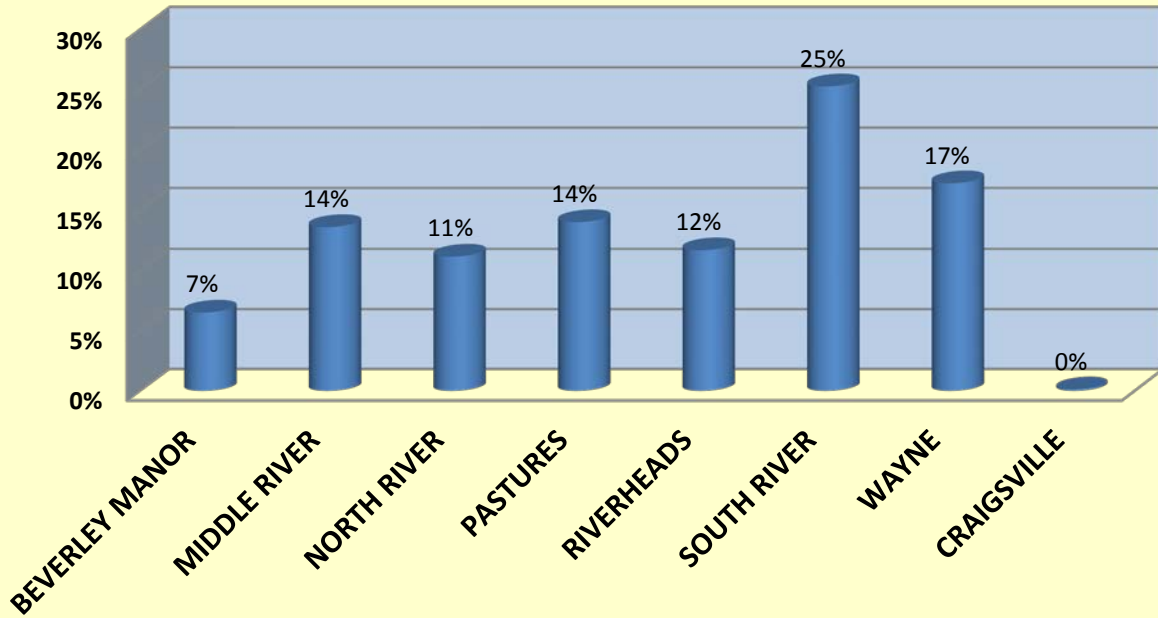


PERMITS BY CLASSIFICATION 2009

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	177	\$32,184,059
RESIDENTIAL ALT/ADT	332	\$7,595,695
RESIDENTIAL ACCESSORY STRUCTURES	180	\$2,536,073
INDUSTRIAL	11	\$4,194,094
COMMERCIAL	105	\$4,115,030
NON TAXABLE	35	\$5,009,250
DEMOLITIONS	28	\$64,640



PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT

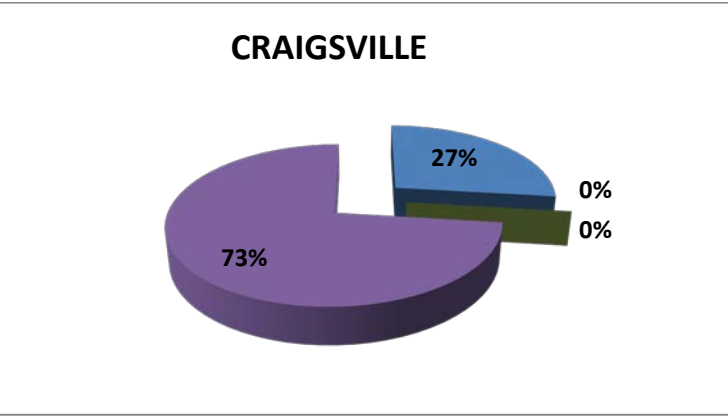
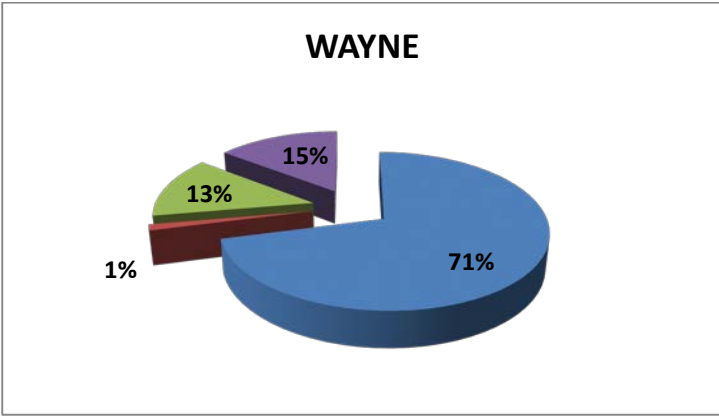
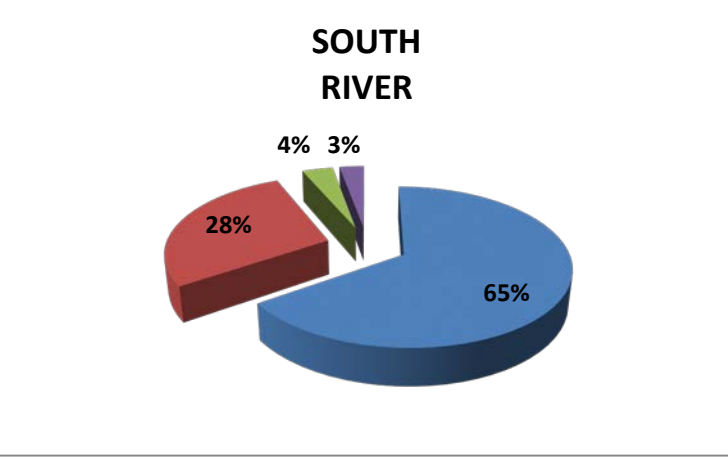
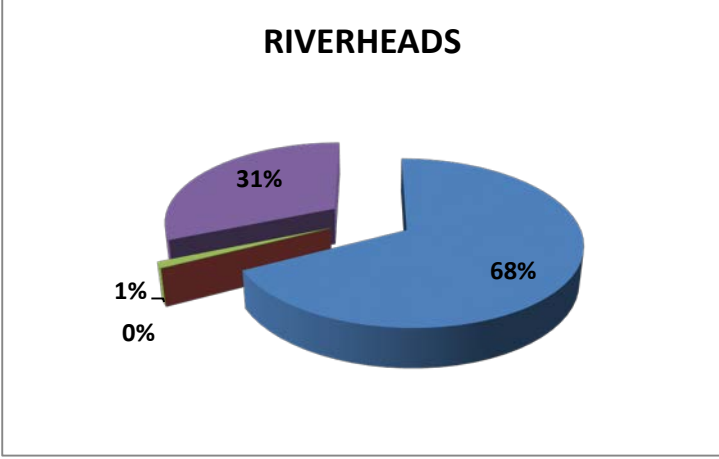
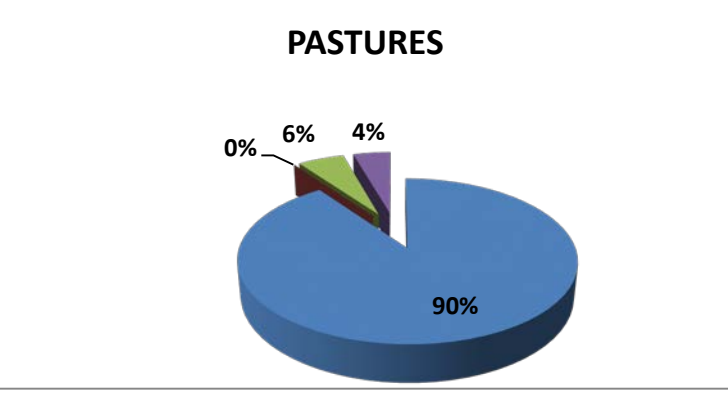
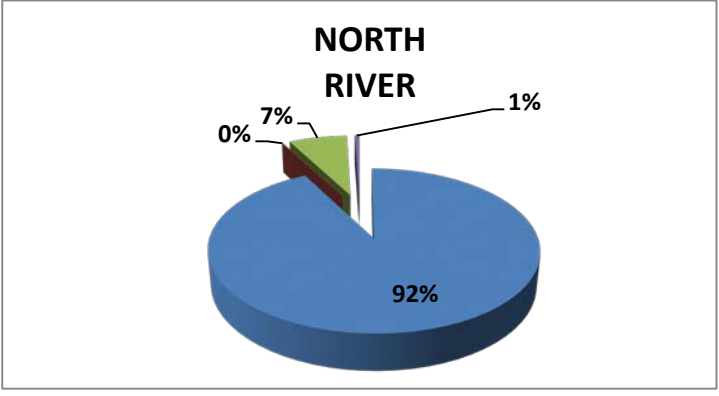
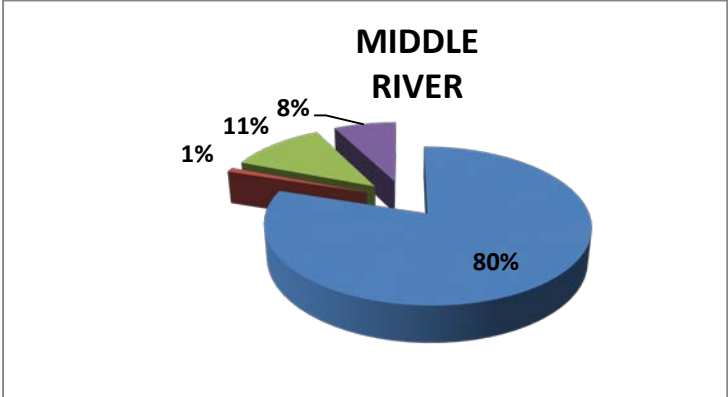
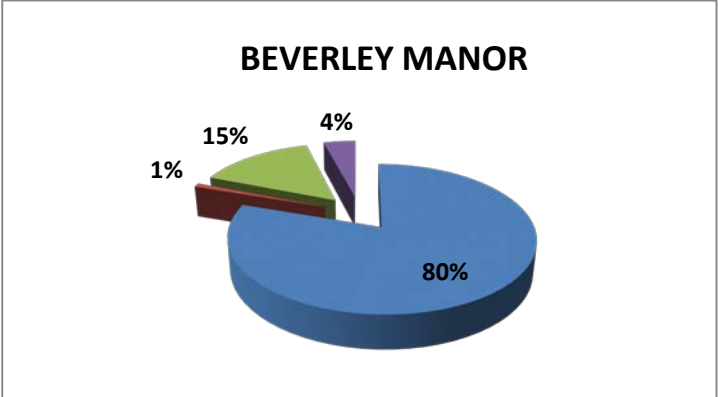


VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$1,829,094	\$4,482,865	\$4,116,000	\$6,020,000	\$3,002,100	\$7,176,000	\$5,558,000	\$0
RESIDENTIAL ALT/ADT	\$836,748	\$928,752	\$1,325,044	\$777,747	\$1,079,889	\$1,649,979	\$997,036	\$500
RESIDENTIAL ACCESSORY STRUCTURES	\$268,089	\$674,738	\$325,045	\$262,518	\$332,659	\$385,561	\$268,463	\$19,000
INDUSTRIAL	\$31,375	\$73,000	\$3,500	\$0	\$0	\$3,966,219	\$120,000	\$0
COMMERCIAL	\$545,184	\$877,983	\$431,640	\$428,350	\$77,869	\$482,332	\$1,271,672	\$0
NON TAXABLE	\$150,000	\$575,250	\$35,500	\$344,500	\$2,051,500	\$402,500	\$1,397,000	\$53,000
DEMOLITIONS	\$7,100	\$1,500	\$13,000	\$11,440	\$4,100	\$27,500	\$0	\$0
TOTALS	\$3,667,590	\$7,614,088	\$6,249,729	\$7,844,555	\$6,548,117	\$14,090,091	\$9,612,171	\$72,500

TYPE OF CONSTRUCTION BY DISTRICT

■ Residential
 ■ Industrial
 ■ Commercial
 ■ Non Taxable



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

BEVERLEY MANOR

Augusta County Service Authority – Addition To
Berry Farm Water Treatment Plant - \$123,000

MIDDLE RIVER

DG Weyers Cave, LLC – Dollar General- \$584,912
Mt. Bethel Baptist Church – Addition To Church -
\$300,000
Blue Ridge Church of the Brethren – Addition To
Church- \$250,000

NORTH RIVER

Verizon Wireless – Tower, Antennas &
Equipment Shelter - \$225,000

RIVERHEADS

White Hill Church of the Brethren – Addition
To Church - \$1,770,000

PASTURES

Gregory Wells – Office for Intrastate Pest Control
- \$300,000
Augusta County Service Authority – Adt. To Filter
Bldg. at Churchville Well Site - \$101,000
Augusta County School Board – Concession Stand
at Buffalo Gap High School - \$118,000
Stone Hill Farms, Inc. – Interior Remodeling for
Bank - \$130,000

WAYNE

Epic Commercial – Finish Office Space - \$105,000
Alltel – Replace Tower - \$200,000
Augusta Hospital Corporation – CT Scan Suite -
\$160,000
Augusta Healthcare, Inc. – Renovations & Addition for
Sleep Lab - \$250,000
Virginia Electric & Power Company – Doods Sub
Station - \$120,000
County of Augusta – Addition & Remodeling on
Augusta County Library - \$1,267,000
Augusta Hospital Corporation – Remodel Locker
Rooms- \$220,000

SOUTH RIVER

Joe Yeager – Addition to Sanzone’s Rest. -
\$101,600
Promised Land, LLC – Addition for Senior
Apartments - \$3,510,000
Augusta County Service Authority –
Denitrification Building at Stuarts Draft
Wastewater Treatment Plant - \$342,000
Karl & Pamela Millsap – Blue Ridge Pallet
- \$450,000