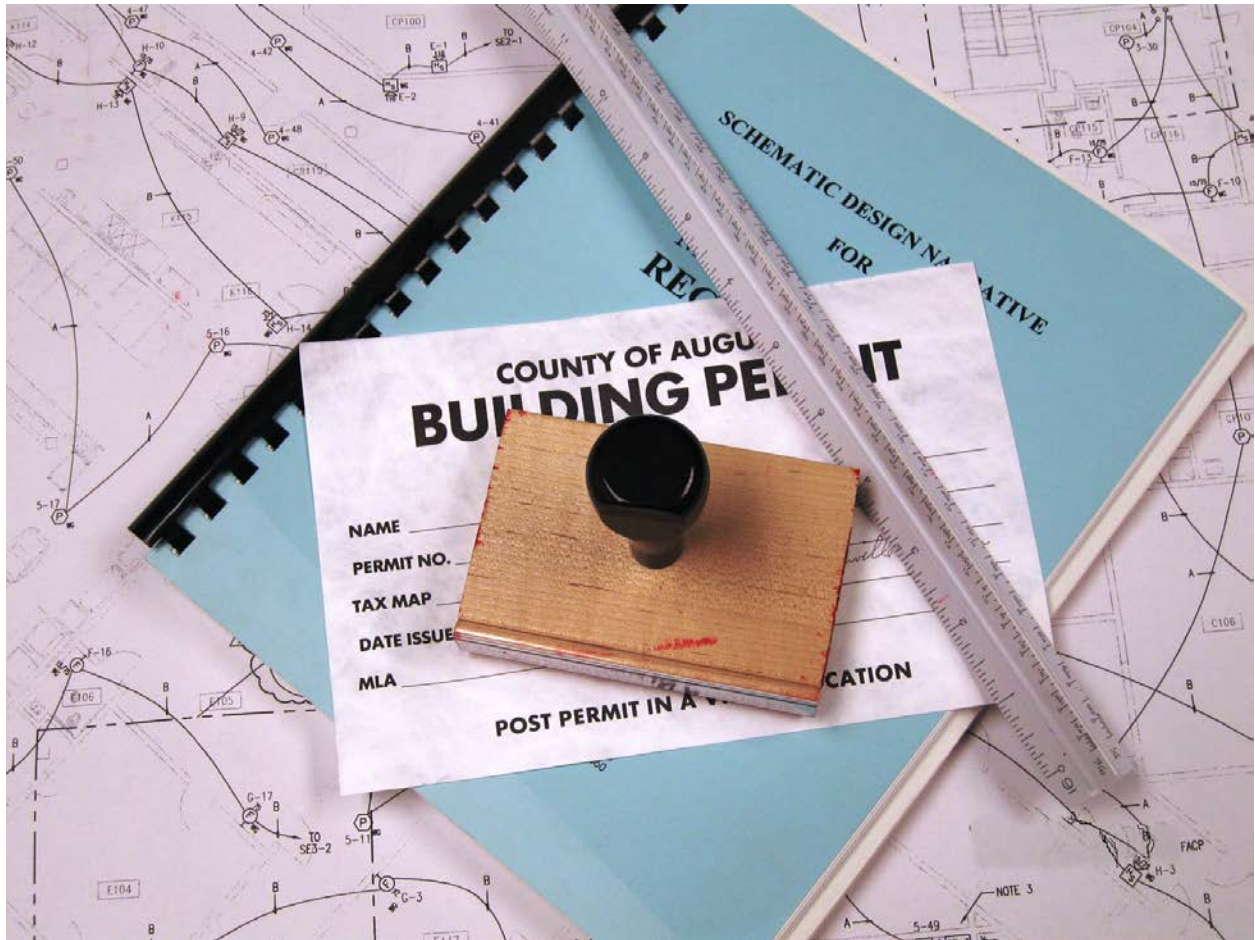


# COUNTY OF AUGUSTA

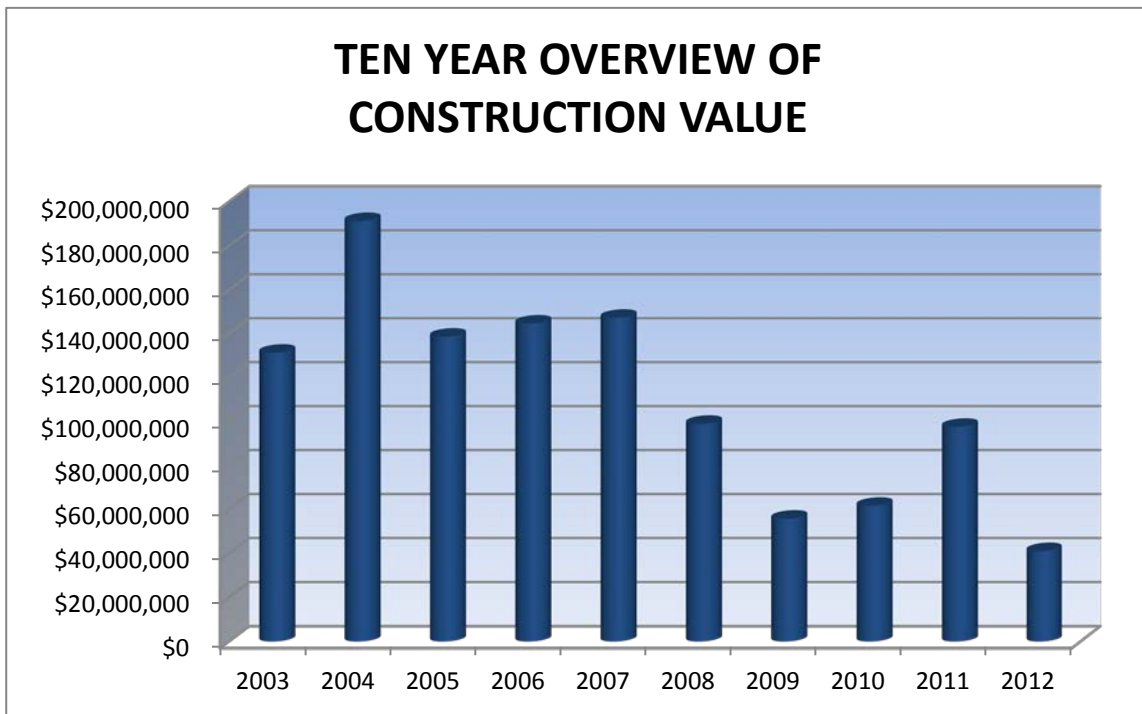
## Building Inspection Department



2012  
Annual Report

## BUILDING PERMITS ISSUED 2003 - 2012

YEAR	NO. PERMITS	VALUE
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
2012	780	\$40,955,065



## FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b><u>BUILDING DIVISION</u></b>				
No. Bldg. Permits Issued	868	791	763	780
Value New Construction	\$37,569,090	\$42,674,222	\$35,522,048	\$29,067,242
Value Alteration/Repair	\$18,129,751	\$18,885,079	\$61,968,271	\$11,887,823
Fees Collected	\$144,162.47	\$159,148.00	\$144,334.55	\$118,542.86
Total No. of Inspections	2,759	2,424	2,333	2,459
Miles Traveled	27,028	24,722	24,572	24,249
<b><u>ELECTRICAL DIVISION</u></b>				
No. Elec. Permits Issued	866	792	777	757
Value of Elec. Work	\$3,755,921	\$4,297,316	\$9,131,380	\$3,021,660
Fees Collected	\$52,454.71	\$48,735.51	\$50,632.15	\$44,384.51
Total No. of Inspections	1,963	1,750	1,719	1,653
Miles Traveled	19,134	18,171	18,259	16,528
<b><u>PLUMBING DIVISION</u></b>				
No. Plum. Permits Issued	474	446	393	384
Value of Plumbing Work	\$1,984,971	\$2,310,010	\$4,347,781	\$1,204,705
Fees Collected	\$28,759.18	\$31,808.70	\$32,838.90	\$23,735.70
Total No. of Inspections	1,421	1,204	1,136	1,144
Miles Traveled	13,729	11,760	11,738	11,117
<b><u>MECHANICAL DIVISION</u></b>				
No. Mech. Permits Issued	625	566	489	462
Value of Mech. Work	\$3,544,611	\$7,722,644	\$9,726,512	\$2,699,285
Fees Collected	\$32,865.45	\$28,820.19	\$33,389.79	\$25,042.06
Total No. of Inspections	1,192	1,079	981	941
Miles Traveled	11,470	10,874	10,330	9,221
<b><u>MANUFACTURED HOMES</u></b>				
No. MH Permits Issued	77	105	71	62
Value of Homes	\$2,838,766	\$4,047,062	\$2,454,573	\$2,162,607
Fees Collected	\$5,807.54	\$8,032.50	\$5,355.00	\$4,666.50
Total No. of Inspections	181	227	187	180
Miles Traveled	1,728	1,910	1,821	1,565
<b><u>SUMMARY</u></b>				
Total Permits Issued	2,910	2,700	2,493	2,445
Value of All Permits	\$67,823,110	\$79,936,333	\$123,150,565	\$50,043,322
Total Fees Collected	\$264,049.35	\$276,544.90	\$266,550.39	\$216,371.63
Total No. of Inspections	7,516	6,684	6,356	6,377
Total Miles Traveled	73,089	67,437	66,720	62,680
<b>NON TAXABLE CONST.</b>	\$5,009,250	\$7,151,129	\$24,927,733	\$2,256,817
<b><u>EROSION &amp; SEDIMENT CONTROL</u></b>				
Total Permits Issued	169	120	119	128
Total No. of Inspections	694	477	398	413
Miles Traveled	6,560	4,480	4,336	4,151

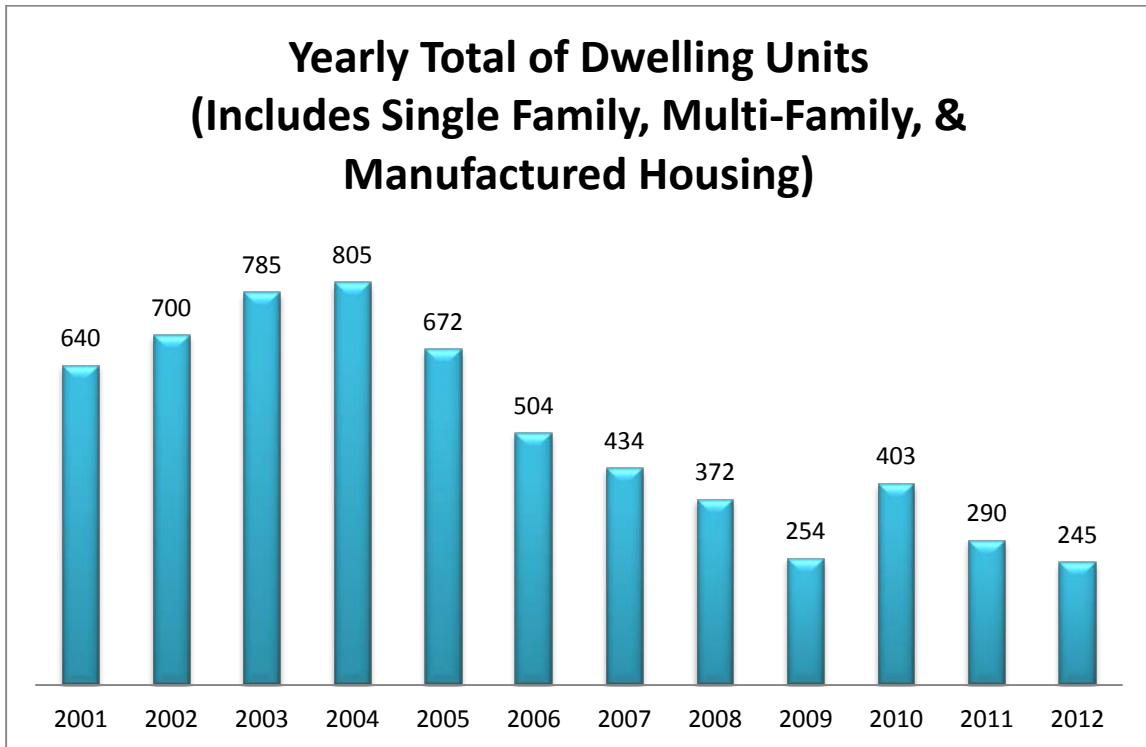
# HOUSING UNITS 2012

	NO.	VALUE
<b>SINGLE FAMILY DWELLINGS</b>	127	\$20,084,949
<b>MULTI-FAMILY UNITS</b>	56	\$3,519,000
<b>MANUFACTURED HOME UNITS</b>	62	\$2,162,607
<b>TOTAL ALL DWELLING UNITS</b>	245	\$25,766,556

Single family homes showed a slight increase for the second year in a row in 2012 with four more homes. However, the average value decreased from \$181,846 in 2011 to \$158,149 in 2012. The average square footage also declined from 2,029 in 2011, to 1,963 in 2012.

Multi-family units decreased by 40 units in 2012. The value per unit also decreased for an average cost of \$62,839. The average square feet per unit was 1,122 in 2012, with a 92 square feet increase.

Manufactured housing decreased in 2012 with 9 less units than in 2011. The average cost per unit also decreased to \$32,880 in 2012, \$1,691 less than in 2011.

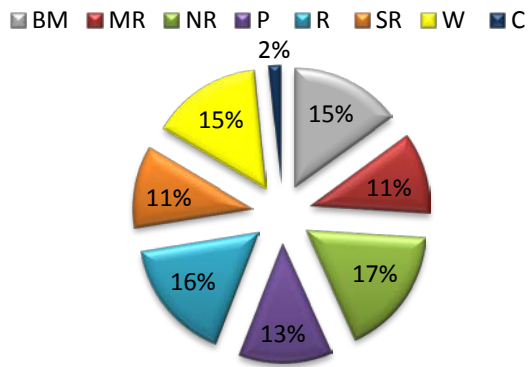




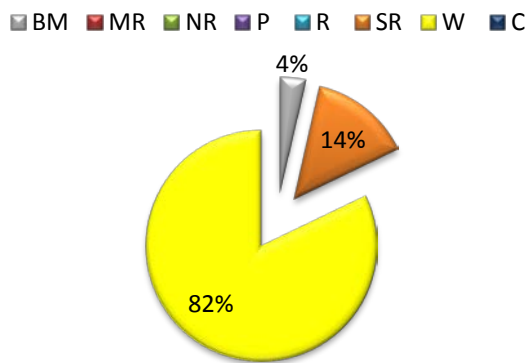
## Housing Units By District 2006 - 2012

<b>SINGLE FAMILY</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>TOTALS</b>
BEVERLEY MANOR	25	23	11	10	1	7	19	<b>96</b>
MIDDLE RIVER	56	65	35	28	32	13	14	<b>243</b>
NORTH RIVER	54	36	27	25	10	18	22	<b>192</b>
PASTURES	45	41	25	18	18	5	16	<b>168</b>
RIVERHEADS	61	56	31	21	19	37	21	<b>246</b>
SOUTH RIVER	46	29	34	31	21	27	14	<b>202</b>
WAYNE	53	36	27	23	14	16	19	<b>188</b>
CRAIGSVILLE		3	1		1		2	<b>7</b>
<b>TOTAL SINGLE FAMILY</b>	<b>340</b>	<b>289</b>	<b>191</b>	<b>156</b>	<b>116</b>	<b>123</b>	<b>127</b>	<b>1,342</b>
<b>MULTI-FAMILY</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>TOTALS</b>
BEVERLEY MANOR	18	14	6		2		2	<b>42</b>
MIDDLE RIVER								
NORTH RIVER					84			<b>84</b>
PASTURES								
RIVERHEADS						96		<b>96</b>
SOUTH RIVER	9		13	9	2		8	<b>41</b>
WAYNE	10	32	76	12	96		46	<b>272</b>
CRAIGSVILLE								
<b>TOTAL MULTI-FAMILY</b>	<b>37</b>	<b>46</b>	<b>95</b>	<b>21</b>	<b>184</b>	<b>96</b>	<b>56</b>	<b>535</b>
<b>MANUF. HOMES</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>TOTALS</b>
BEVERLEY MANOR	22	9	9	16	35	15	19	<b>125</b>
MIDDLE RIVER	36	33	26	26	18	23	14	<b>176</b>
NORTH RIVER	19	12	15	4	8	5	8	<b>71</b>
PASTURES	6	9	9	3	4	3	3	<b>37</b>
RIVERHEADS	17	19	9	13	15	14	6	<b>93</b>
SOUTH RIVER	11	15	6	7	9	3	7	<b>58</b>
WAYNE	13		8	6	9	7	4	<b>47</b>
CRAIGSVILLE	3	2	4	2	5	1	1	<b>18</b>
<b>TOTAL MANUF. HOMES</b>	<b>127</b>	<b>99</b>	<b>86</b>	<b>77</b>	<b>103</b>	<b>71</b>	<b>62</b>	<b>625</b>
<b>TOTAL ALL UNITS</b>	<b>504</b>	<b>434</b>	<b>372</b>	<b>254</b>	<b>403</b>	<b>290</b>	<b>245</b>	<b>2,502</b>

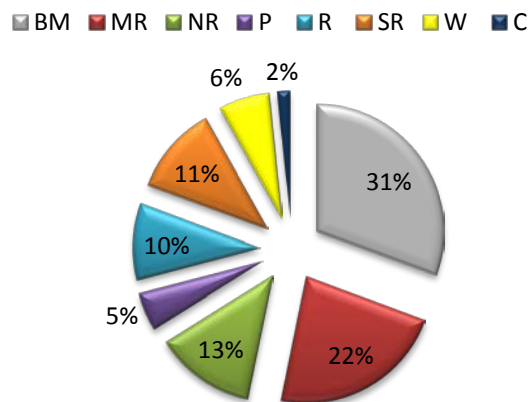
## Single Family Dwellings by District 2012



## Multi-Family Units by District 2012



## Manufactured Homes by District 2012

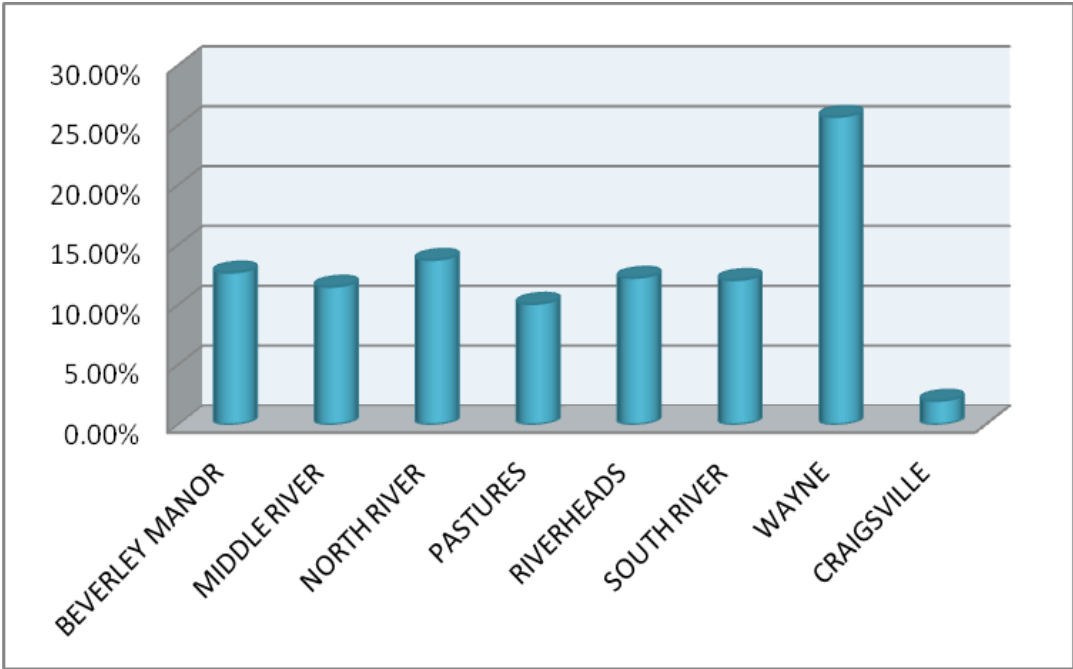


# CONSTRUCTION BY DISTRICT

(Two Year Comparison)

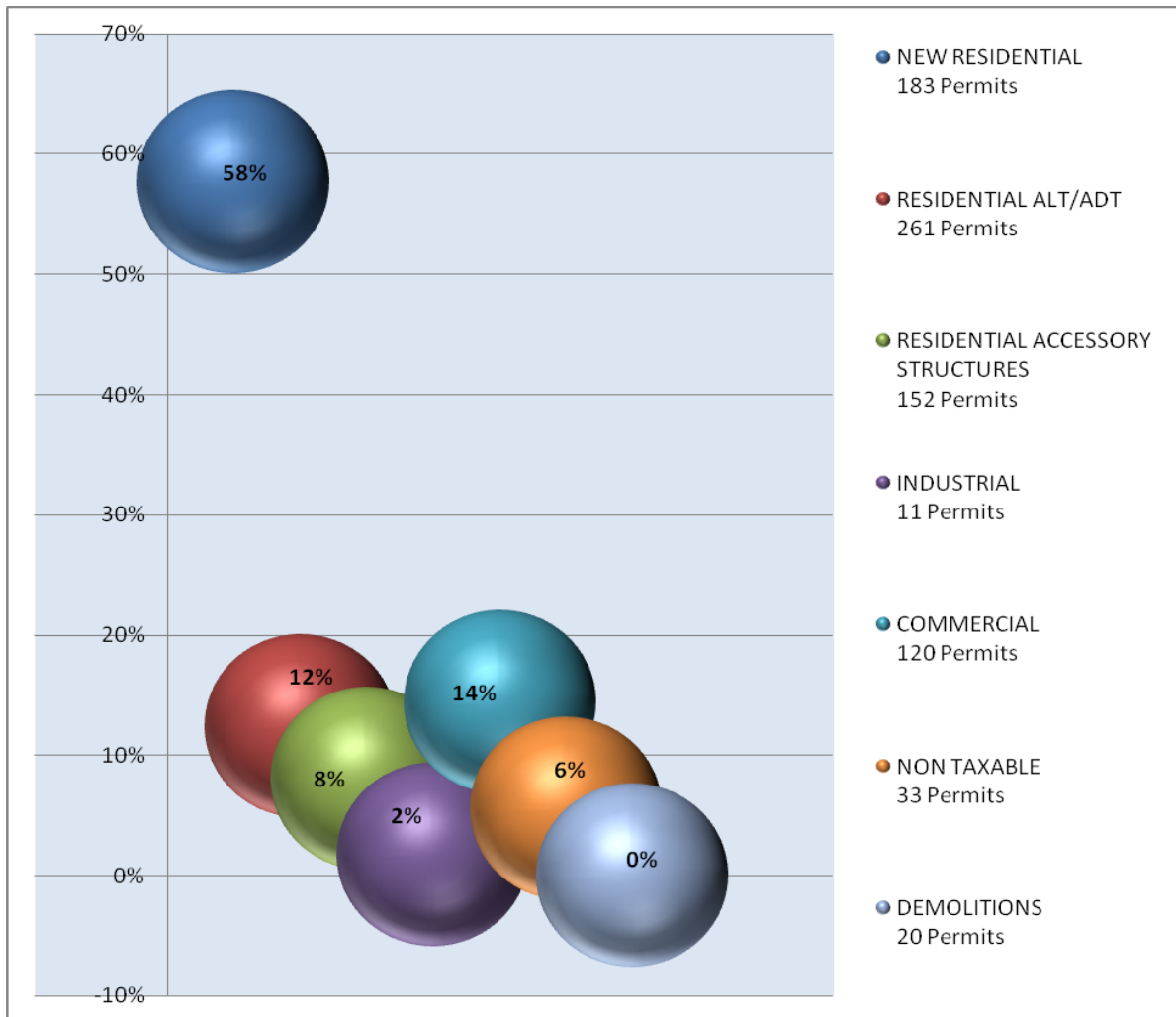
DISTRICT	NO. PERMITS		VALUE	
	2011	2012	2011	2012
BEVERLEY MANOR	109	121	\$7,429,646	\$5,195,713
MIDDLE RIVER	93	104	\$4,420,155	\$4,711,832
NORTH RIVER	94	100	\$5,338,803	\$5,629,009
PASTURES	60	91	\$4,589,424	\$4,126,089
RIVERHEADS	106	78	\$12,624,472	\$5,016,562
SOUTH RIVER	124	99	\$8,947,490	\$4,941,518
WAYNE	169	173	\$54,033,364	\$10,522,768
CRAIGSVILLE	7	14	\$96,265	\$811,574

## PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT IN 2012



# CONSTRUCTION VALUE BY CLASSIFICATION 2012

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	183	\$23,603,949
RESIDENTIAL ALT/ADT	261	\$5,070,523
RESIDENTIAL ACCESSORY STRUCTURES	152	\$3,300,539
INDUSTRIAL	11	\$703,916
COMMERCIAL	120	\$5,937,839
NON TAXABLE	33	\$2,256,817
DEMOLITIONS	20	\$81,482





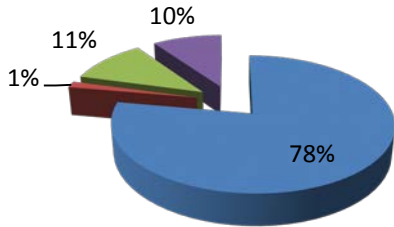
## VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
<b>NEW RESIDENTIAL</b>	\$3,541,276	\$1,781,100	\$3,435,819	\$2,822,600	\$3,182,942	\$2,871,000	\$5,759,212	\$210,000
<b>RESIDENTIAL ALT/ADT</b>	\$418,055	\$795,587	\$686,127	\$571,247	\$681,129	\$1,147,361	\$716,317	\$54,700
<b>RESIDENTIAL ACCESSORY STRUCTURES</b>	\$71,000	\$524,336	\$730,804	\$592,602	\$283,311	\$288,575	\$281,237	\$528,674
<b>INDUSTRIAL</b>	\$77,916	\$584,400	\$0	\$0	\$0	\$41,600	\$0	\$0
<b>COMMERCIAL</b>	\$570,642	\$658,330	\$206,800	\$110,515	\$268,580	\$526,410	\$3,596,562	\$0
<b>NON TAXABLE</b>	\$502,324	\$361,279	\$568,959	\$11,575	\$600,000	\$62,000	\$132,480	\$18,200
<b>DEMOLITIONS</b>	\$14,500	\$6,800	\$500	\$17,550	\$600	\$4,572	\$36,960	\$0
<b>TOTALS</b>	\$5,195,713	\$4,711,832	\$5,629,009	\$4,126,089	\$5,016,562	\$4,941,518	\$10,522,768	\$811,574

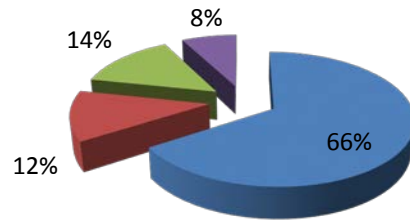
# TYPE OF CONSTRUCTION BY DISTRICT

■ RESIDENTIAL    
 ■ INDUSTRIAL    
 ■ COMMERCIAL    
 ■ NON TAXABLE

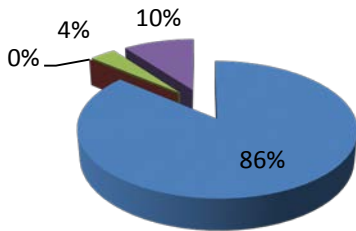
## BEVERLEY MANOR



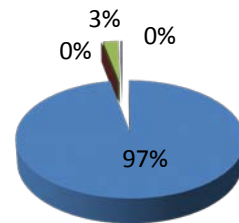
## MIDDLE RIVER



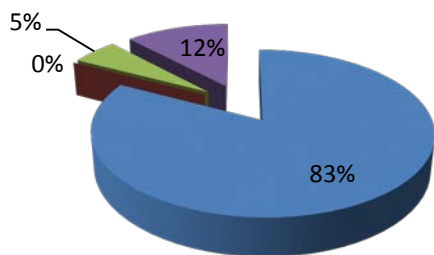
## NORTH RIVER



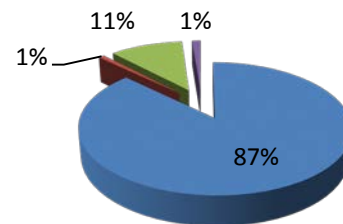
## PASTURES



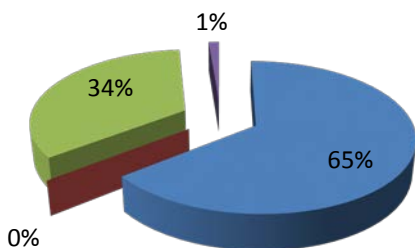
## RIVERHEADS



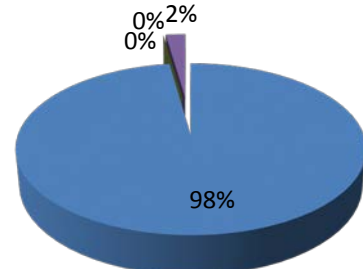
## SOUTH RIVER



## WAYNE



## CRAIGSVILLE



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

### BEVERLEY MANOR

- County of Augusta – Replace Sprinkler System with Clean Agent System - \$355,000
- CO2, LLC – Remodel Warehouse for RV Service Center - \$115,000
- Staunton Mall Realty Management – Remodeling Restaurant - \$100,000

### MIDDLE RIVER

- Franklin Holdings, LLC – Dollar General Store - \$435,000
- David Alan Industries, Inc. – Warehouse for Select Aerospace - \$567,000
- Mt. Bethel United Brethren Church – New Church - \$359,119

### NORTH RIVER

- Sangersville Methodist Church – Addition to Church - \$258,459
- Spring Hill Presbyterian Church – Alterations/Addition to Church - \$310,000

### RIVERHEADS

- Greenville United Methodist Church – Alterations/Addition to Church - \$600,000

### SOUTH RIVER

- Hershey Chocolate of Virginia, Inc. – Remodel for Cafeteria & Bathrooms - \$250,000
- Draft Electric & Plumbing, Inc. – Remodel Tenant Space for Restaurant - \$150,000

### WAYNE

- University of Virginia Health Services Foundation – Elevator - \$129,588
- Maple Ridge Square, LLC – Shell for Office Building - \$410,000
- Gary F. Scrogam – Remodel for Dollar General - \$167,500
- Augusta Health Care, Inc. – Sprinkler System - \$117,300
- Maple Ridge Square, LLC – Finish Tenant Space for Spa/Salon - \$105,000
- DuPont Community Credit Union – Canopy for ATM Kiosk - \$106,010
- Ortho Monkey, LLC – Orthodontist Office - \$1,100,000
- HCP Virginia, Inc. – Re-roof Nursing Home - \$103,000
- Augusta Health Care, Inc. – Remodel Office Space - \$300,000
- Maple Ridge Square, LLC – Finish Tenant Space for Fitness Center - \$130,000
- Augusta Health Care, Inc. – Remodel 2<sup>nd</sup> Floor of Community Care Building - \$120,000
- Augusta Health Care, Inc. – Elevator - \$414,400