

COUNTY OF AUGUSTA BUILDING INSPECTION DEPARTMENT 2010 ANNUAL REPORT



Salem Evangelical Lutheran Church Addition



Speculation Dwelling



Custom Log Home



Manufactured Home
Augusta Woods



Waterford Village
Apartments



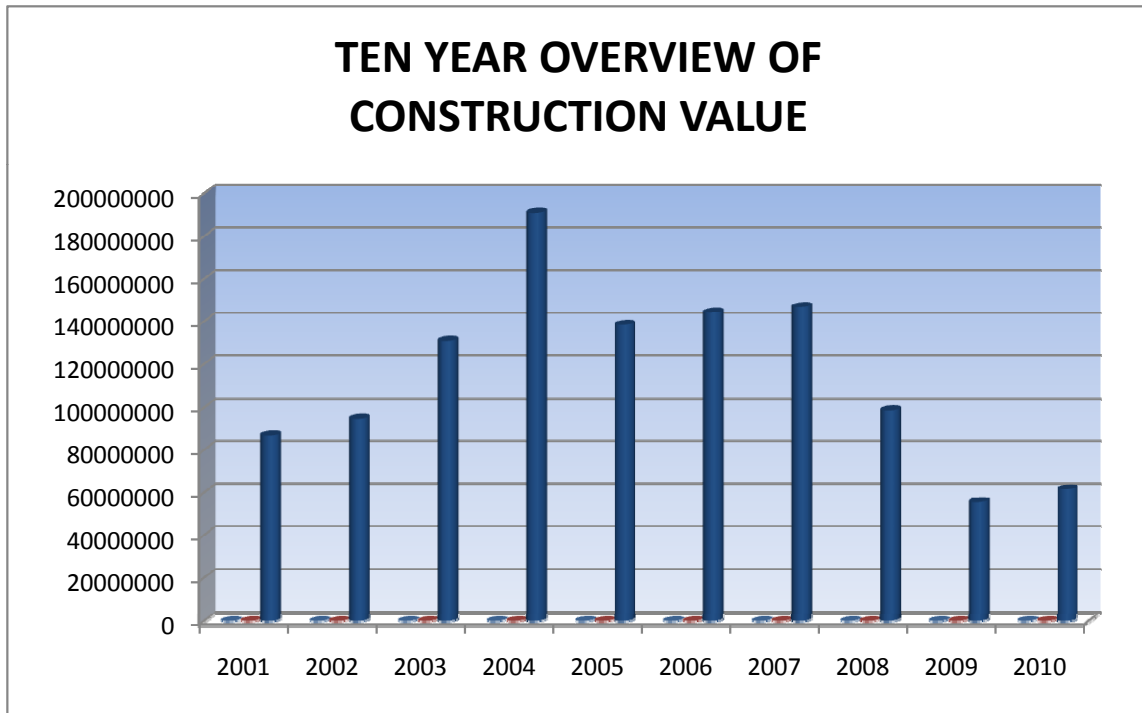
Riverheads Fire
Station



Custom
Home

BUILDING PERMITS ISSUED 2001 - 2010

| YEAR | NO. PERMITS | VALUE |
|------|-------------|---------------|
| 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 |
| 2010 | 791 | \$61,559,301 |



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

| | 2007 | 2008 | 2009 | 2010 |
|--|---------------|-------------------|--------------|--------------|
| <u>BUILDING DIVISION</u> | | | | |
| No. Bldg. Permits Issued | 1,241 | 1,117 | 868 | 791 |
| Value New Construction | \$108,423,492 | \$56,388,232 | \$37,569,090 | \$42,674,222 |
| Value Alteration/Repair | \$38,687,939 | \$42,475,785 | \$18,129,751 | \$18,885,079 |
| Fees Collected | \$234,692.31 | \$262,976.00 | \$144,162.47 | \$159,148.00 |
| Total No. of Inspections | 4,055 | 3,564 | 2,759 | 2,424 |
| Miles Traveled | 31,658 | 35,036 | 27,028 | 24,722 |
| <u>ELECTRICAL DIVISION</u> | | | | |
| No. Elec. Permits Issued | 1,236 | 1,126 | 866 | 792 |
| Value of Elec. Work | \$6,214,767 | \$9,195,049 | \$3,755,921 | \$4,297,316 |
| Fees Collected | \$68,855.15 | \$79,446.95 | \$52,454.71 | \$48,735.51 |
| Total No. of Inspections | 3,169 | 2,712 | 1,963 | 1,750 |
| Miles Traveled | 24,482 | 27,151 | 19,134 | 18,171 |
| <u>PLUMBING DIVISION</u> | | | | |
| No. Plum. Permits Issued | 722 | 632 | 474 | 446 |
| Value of Plumbing Work | \$2,908,060 | \$3,596,751 | \$1,984,971 | \$2,310,010 |
| Fees Collected | \$43,122.79 | \$41,555.20 | \$28,759.18 | \$31,808.70 |
| Total No. of Inspections | 2,474 | 1,952 | 1,421 | 1,204 |
| Miles Traveled | 19,172 | 18,582 | 13,729 | 11,760 |
| <u>MECHANICAL DIVISION</u> | | | | |
| No. Mech. Permits Issued | 968 | 762 | 625 | 566 |
| Value of Mech. Work | \$5,759,754 | \$5,483,329 | \$3,544,611 | \$7,722,644 |
| Fees Collected | \$49,077.24 | \$42,749.95 | \$32,865.45 | \$28,820.19 |
| Total No. of Inspections | 1,970 | 1,440 | 1,192 | 1,079 |
| Miles Traveled | 14,870 | 13,864 | 11,470 | 10,874 |
| <u>MANUFACTURED HOMES</u> | | | | |
| No. MH Permits Issued | 99 | 86 | 77 | 105 |
| Value of Homes | \$3,882,661 | \$3,196,368 | \$2,838,766 | \$4,047,062 |
| Fees Collected | \$6,232.31 | \$6,562.66 | \$5,807.54 | \$8,032.50 |
| Total No. of Inspections | 175 | 116 | 181 | 227 |
| Miles Traveled | 1,219 | 1,274 | 1,728 | 1,910 |
| <u>SUMMARY</u> | | | | |
| Total Permits Issued | 4,266 | 3,723 | 2,910 | 2,700 |
| Value of All Permits | \$165,876,673 | \$120,335,514 | \$67,823,110 | \$79,936,333 |
| Total Fees Collected | \$401,979.80 | \$433,290.76 | \$264,049.35 | \$276,544.90 |
| Total No. of Inspections | 11,843 | 9,784 | 7,516 | 6,684 |
| Total Miles Traveled | 91,401 | 95,907 | 73,089 | 67,437 |
| NON TAXABLE CONST. | \$44,560,420 | \$1,558,196 | \$5,009,250 | \$7,151,129 |
| <u>EROSION & SEDIMENT CONTROL</u> | | | | |
| Total Permits Issued | N/A | *See Below | 169 | 120 |
| Total No. of Inspections | | | 694 | 477 |
| Miles Traveled | | | 6,560 | 4,480 |

***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.**

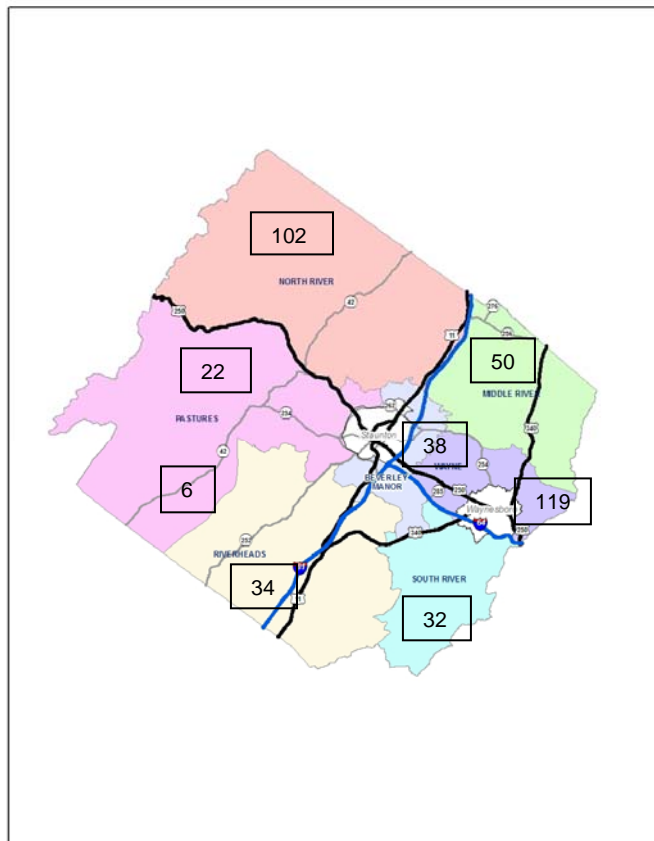
HOUSING UNITS 2010

| | NO. | VALUE |
|---------------------------------|-----|--------------|
| SINGLE FAMILY DWELLINGS | 116 | \$21,069,882 |
| MULTI-FAMILY UNITS | 184 | \$10,906,000 |
| MANUFACTURED HOME UNITS | 103 | \$3,977,062 |
| TOTAL ALL DWELLING UNITS | 403 | \$35,952,944 |

Single family homes dropped for the fifth consecutive year with 40 less homes in 2010 than 2009. The average square footage of a single family home increased 48 square feet, 2,025 square feet in 2010 compared to 1,977 in 2009.

Multi-family housing significantly increased with 163 more units in 2010. However, the average cost per unit decreased to \$59,272, \$31,394 per unit less than in 2009. The average square footage also decreased to 1,152 per unit in 2010, 276 square feet per unit less than in 2009.

Manufactured housing also increased in 2010 with 26 more units than in 2009. The average value per unit increased to \$38,612 in 2010 compared to \$36,867 in 2009.

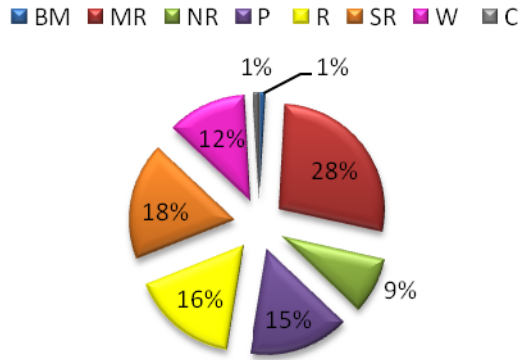




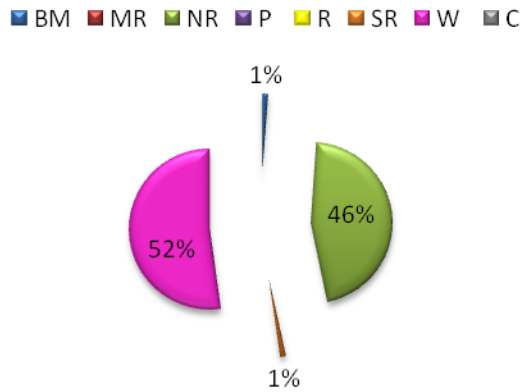
HOUSING UNITS 2004 - 2010

| SINGLE FAMILY | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | TOTALS |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| BEVERLEY MANOR | 32 | 38 | 25 | 23 | 11 | 10 | 1 | 140 |
| MIDDLE RIVER | 89 | 141 | 56 | 65 | 35 | 28 | 32 | 446 |
| NORTH RIVER | 49 | 52 | 54 | 36 | 27 | 25 | 10 | 253 |
| PASTURES | 43 | 37 | 45 | 41 | 25 | 18 | 18 | 227 |
| RIVERHEADS | 56 | 64 | 61 | 56 | 31 | 21 | 19 | 308 |
| SOUTH RIVER | 97 | 70 | 46 | 29 | 34 | 31 | 21 | 328 |
| WAYNE | 111 | 77 | 53 | 36 | 27 | 23 | 14 | 341 |
| CRAIGSVILLE | 3 | 2 | | 3 | 1 | | 1 | 10 |
| TOTAL SINGLE FAMILY | 480 | 481 | 340 | 289 | 191 | 156 | 116 | 2,053 |
| MULTI-FAMILY | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | TOTALS |
| BEVERLEY MANOR | 62 | 12 | 18 | 14 | 6 | | 2 | 114 |
| MIDDLE RIVER | | | | | | | | |
| NORTH RIVER | | | | | | | 84 | 84 |
| PASTURES | | | | | | | | |
| RIVERHEADS | | | | | | | | |
| SOUTH RIVER | 8 | 17 | 9 | | 13 | 9 | 2 | 58 |
| WAYNE | 103 | 47 | 10 | 32 | 76 | 12 | 96 | 376 |
| CRAIGSVILLE | | | | | | | | |
| TOTAL MULTI-FAMILY | 173 | 76 | 37 | 46 | 95 | 21 | 184 | 632 |
| MANUF. HOMES | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | TOTALS |
| BEVERLEY MANOR | 31 | 12 | 22 | 9 | 9 | 16 | 35 | 134 |
| MIDDLE RIVER | 35 | 49 | 36 | 33 | 26 | 26 | 18 | 223 |
| NORTH RIVER | 18 | 14 | 19 | 12 | 15 | 4 | 8 | 90 |
| PASTURES | 12 | 6 | 6 | 9 | 9 | 3 | 4 | 49 |
| RIVERHEADS | 30 | 12 | 17 | 19 | 9 | 13 | 15 | 115 |
| SOUTH RIVER | 12 | 13 | 11 | 15 | 6 | 7 | 9 | 73 |
| WAYNE | 12 | 6 | 13 | | 8 | 6 | 9 | 54 |
| CRAIGSVILLE | 2 | 3 | 3 | 2 | 4 | 2 | 5 | 21 |
| TOTAL MANUF. HOMES | 152 | 115 | 127 | 99 | 86 | 77 | 103 | 759 |
| TOTAL ALL UNITS | 805 | 672 | 504 | 434 | 372 | 254 | 403 | 3,444 |

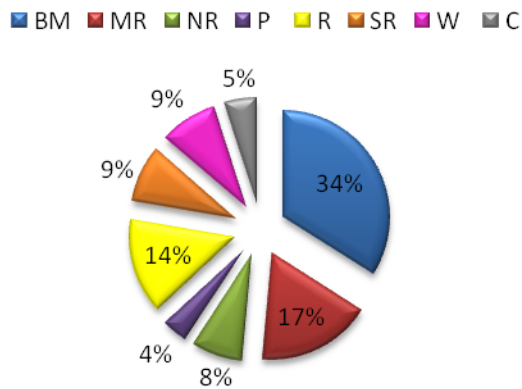
Single Family Dwellings by District 2010



Multi-Family Units by District 2010

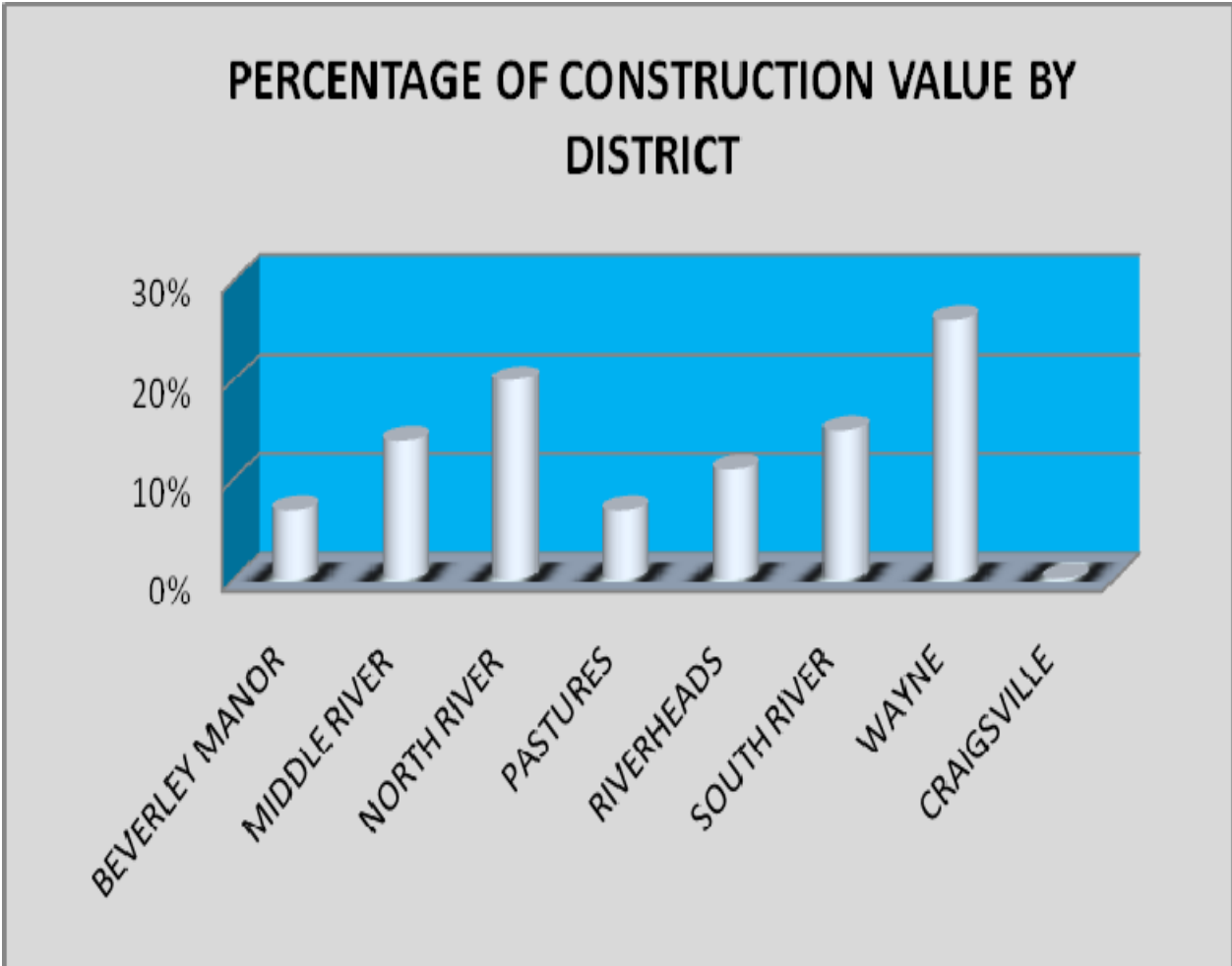


Manufactured Homes by District 2010



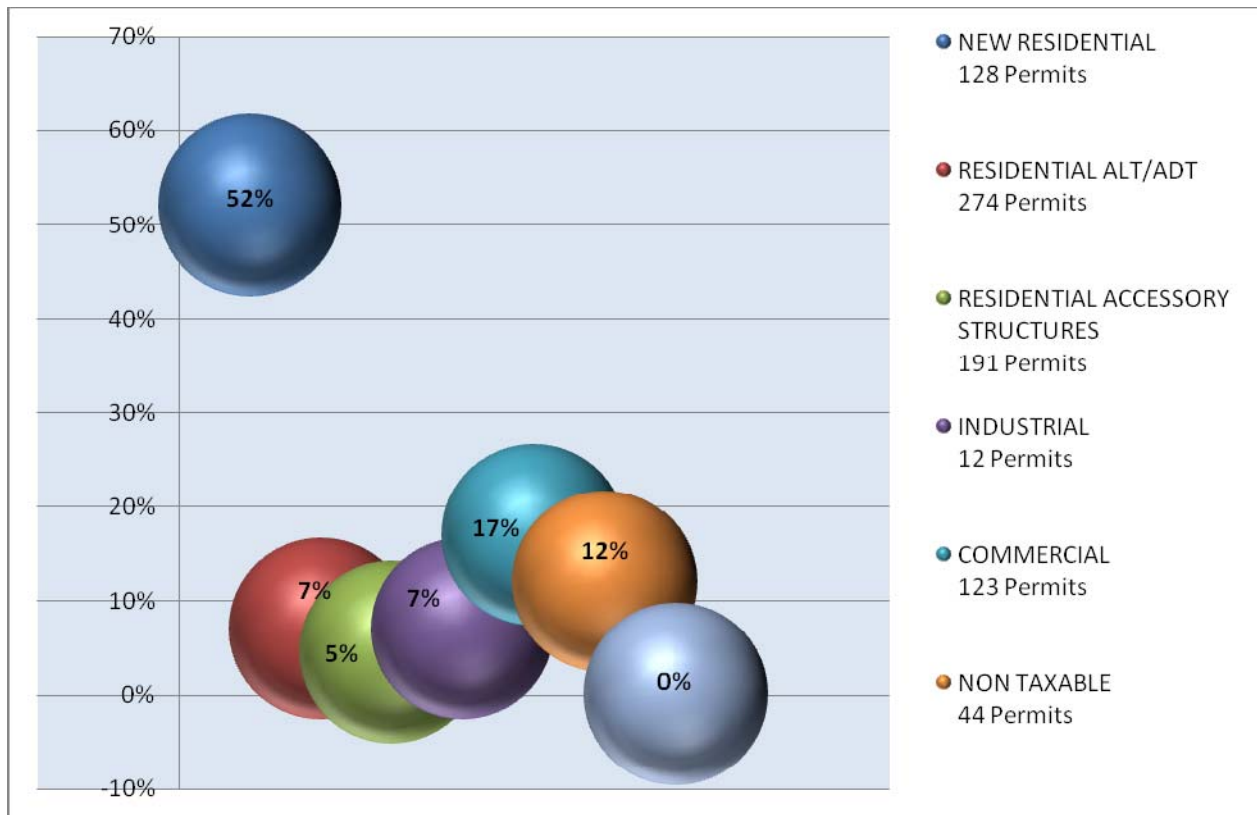
CONSTRUCTION BY DISTRICT

| DISTRICT | NO. PERMITS | | VALUE | |
|----------------|-------------|------|--------------|--------------|
| | 2009 | 2010 | 2009 | 2010 |
| BEVERLEY MANOR | 112 | 144 | \$3,667,590 | \$4,594,848 |
| MIDDLE RIVER | 154 | 125 | \$7,614,088 | \$8,646,591 |
| NORTH RIVER | 128 | 102 | \$6,249,729 | \$12,081,081 |
| PASTURES | 92 | 69 | \$7,844,555 | \$4,548,491 |
| RIVERHEADS | 92 | 105 | \$6,548,117 | \$6,486,456 |
| SOUTH RIVER | 135 | 104 | \$14,090,091 | \$9,353,908 |
| WAYNE | 150 | 130 | \$9,612,171 | \$15,753,250 |
| CRAIGSVILLE | 5 | 12 | \$72,500 | \$94,676 |



CONSTRUCTION VALUE BY CLASSIFICATION 2010

| TYPE | NO. PERMITS | VALUE |
|----------------------------------|-------------|--------------|
| NEW RESIDENTIAL | 128 | \$31,975,882 |
| RESIDENTIAL ALT/ADT | 274 | \$4,360,500 |
| RESIDENTIAL ACCESSORY STRUCTURES | 191 | \$3,142,894 |
| INDUSTRIAL | 12 | \$4,070,613 |
| COMMERCIAL | 123 | \$10,764,883 |
| NON TAXABLE | 44 | \$7,151,129 |
| DEMOLITIONS | 19 | \$93,400 |



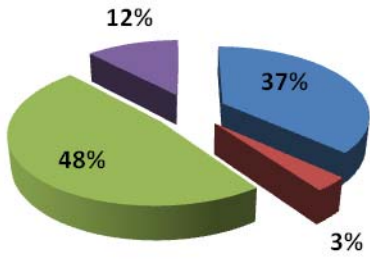
VALUE OF CONSTRUCTION BY CLASSIFICATION

| | BEVERLEY MANOR | MIDDLE RIVER | NORTH RIVER | PASTURES | RIVERHEADS | SOUTH RIVER | WAYNE | CRAIGSVILLE |
|--|-------------------|-----------------|----------------|-------------|-------------|----------------|--------------|-------------|
| NEW RESIDENTIAL | \$590,000 | \$5,516,015 | \$8,895,000 | \$3,725,488 | \$3,883,984 | \$3,292,660 | \$6,040,735 | \$32,000 |
| RESIDENTIAL ALT/ADT | \$826,566 | \$434,036 | \$662,698 | \$281,760 | \$823,744 | \$836,735 | \$490,469 | \$4,492 |
| RESIDENTIAL ACCESSORY STRUCTURES | \$263,254 | \$422,615 | \$535,759 | \$437,343 | \$413,155 | \$704,405 | \$347,179 | \$19,184 |
| INDUSTRIAL | \$151,000 | \$322,093 | \$260,000 | \$0 | \$0 | \$3,337,520 | \$0 | \$0 |
| COMMERCIAL | \$2,185,548 | \$1,866,832 | \$244,446 | \$60,000 | \$296,191 | \$1,053,288 | \$5,048,578 | \$10,000 |
| NON TAXABLE | \$554,480 | \$85,000 | \$1,483,178 | \$38,000 | \$1,045,582 | \$118,600 | \$3,797,289 | \$29,000 |
| DEMOLITIONS | \$24,000 | \$0 | \$0 | \$5,900 | \$23,800 | \$10,700 | \$29,000 | \$0 |
| TOTALS | \$4,594,848 | \$8,646,591 | \$12,081,081 | \$4,548,491 | \$6,486,456 | \$9,353,908 | \$15,753,250 | \$94,676 |

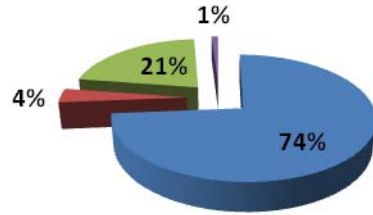
TYPE OF CONSTRUCTION BY DISTRICT

■ Residential
 ■ Industrial
 ■ Commercial
 ■ Non Taxable

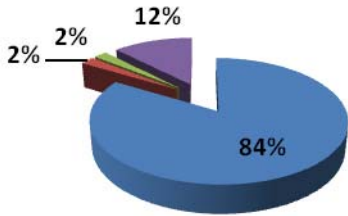
BEVERLEY MANOR



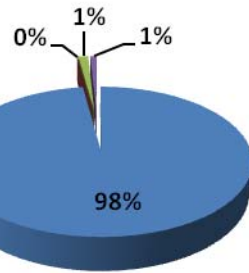
MIDDLE RIVER



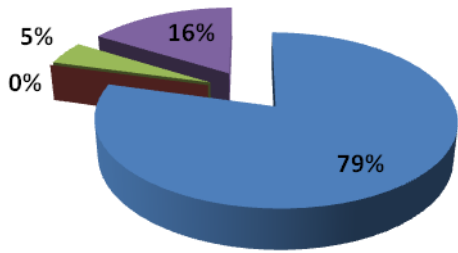
NORTH RIVER



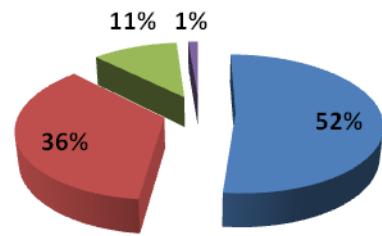
PASTURES



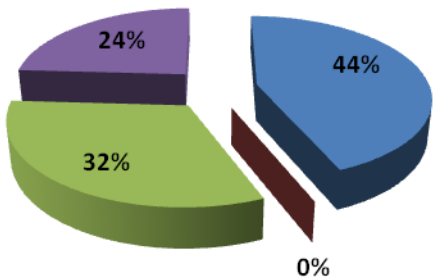
RIVERHEADS



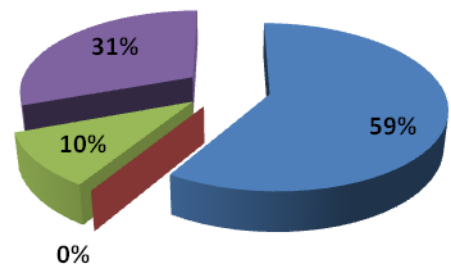
SOUTH RIVER



WAYNE



CRAIGSVILLE



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

BEVERLEY MANOR

Augusta County SPCA- Spay & Neuter Clinic - \$391,000
Eagles, LLC – Addition to Kia for Showroom - \$675,600
W&W Developers, Inc. – Warehouse & Office - \$192,000
Orvin H. Kiser, Jr. – Building Shell With Portion Finished for Sports Facility - \$500,000
Orvin H. Kiser, Jr. – Finish Interior of Building for Day Care Center - \$300,000

WAYNE

International Church of the Foursquare Gospel – Addition to Church - \$2,200,000
Michael Shane Clatterbaugh – Equipment Repair Building for Valley Restaurant Repair - \$150,000
Widewaters Fishersville – Finish Space for Advance Auto Parts - \$179,400
Augusta Regional Free Clinic – Addition to Clinic - \$535,000
Augusta Professional Park – Remodel for Medical Office - \$2,000,000
Brummy Land, LLC – Dentist Office - \$1,150,000
Augusta Professional Park – Interior Remodeling - \$300,000
Augusta Professional Park – Remodel for Doctors’ Offices - \$200,000
Augusta Health Care, Inc. – Partition for Exam Rooms - \$130,000
Blue Ridge Chapel Church of the Brethren – Addition to Church - \$1,296,570

MIDDLE RIVER

Railside Industries – Unloading Canopy - \$125,000
Railside Industries – Storage Building - \$153,000
Shenandoah Valley Joint Air Commission – Renovate Terminal - \$1,686,000

NORTH RIVER

Commonwealth of Virginia (Blue Ridge College) – Remove & Install Tanks - \$122,000
Elk Development Company – Keg Cooler Addition - \$260,000
Salem Evangelical Lutheran Church – Fellowship Hall Addition - \$1,287,678
Weyers Cave Landing, LP – Community Building - \$207,500

SOUTH RIVER

Graves Enterprises, LLC – Remodel FedEx - \$491,885
Precision Associates, LLC – Machine Shop - \$100,000
Virginia Regional Transit – Office & Maintenance Garage - \$3,200,000
Roller Eavers Partnership – Addition for Auto Service Area - \$304,000

RIVERHEADS

Raphine Christian Church – Church - \$450,000
KRIS Company, LLC – Interior Remodel for Dollar General Upfit - \$105,631
Ricky L. Campbell – Fire Station - \$506,900