

COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT



2015

ANNUAL REPORT

BUILDING PERMITS ISSUED 2006 - 2015

YEAR	NO. PERMITS	VALUE
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
2015	812	\$61,667,740



FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2012	2013	2014	2015
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	780	728	801	812
Value New Construction	\$29,067,242	\$75,334,117	\$73,076,397	\$46,408,760
Value Alteration/Repair	\$11,887,823	\$18,588,520	\$21,631,122	\$15,258,980
Fees Collected	\$118,542.86	\$134,506.61	\$215,736.82	\$156,168.68
Total No. of Inspections	2,459	2,635	2,612	2,972
Miles Traveled	24,249	23,985	24,286	24,909
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	757	814	798	877
Value of Elec. Work	\$3,021,660	\$8,362,104	\$5,079,048	\$8,212,758
Fees Collected	\$44,384.51	\$52,852.53	\$52,645.17	\$59,102.35
Total No. of Inspections	1,653	1,839	1,763	1,988
Miles Traveled	16,528	16,579	16,754	17,002
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	384	416	468	433
Value of Plumbing Work	\$1,204,705	\$3,302,444	\$3,006,005	\$2,287,223
Fees Collected	\$23,735.70	\$29,840.10	\$38,687.10	\$30,630.60
Total No. of Inspections	1,144	1,282	1,177	1,396
Miles Traveled	11,117	11,112	10,733	11,568
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	462	603	573	631
Value of Mech. Work	\$2,699,285	\$6,026,489	\$12,147,359	\$7,283,433
Fees Collected	\$25,042.06	\$33,141.74	\$32,012.73	\$40,275.45
Total No. of Inspections	941	1,124	1,020	1,248
Miles Traveled	9,221	9,781	9,653	10,464
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	62	53	68	56
Value of Homes	\$2,162,607	\$1,986,132	\$2,062,373	\$2,007,459
Fees Collected	\$4,666.50	\$3,978.00	\$5,202.00	\$4,207.50
Total No. of Inspections	180	167	179	157
Miles Traveled	1,565	1,301	1,485	1,203
<u>SUMMARY</u>				
Total Permits Issued	2,445	2,614	2,708	2,809
Value of All Permits	\$50,043,322	\$113,599,806	\$117,002,304	\$81,458,613
Total Fees Collected	\$216,371.63	\$254,318.98	\$344,283.82	\$290,384.58
Total No. of Inspections	6,377	7,047	6,751	7,761
Total Miles Traveled	62,680	62,758	62,911	65,146
NON TAXABLE CONST.	\$2,256,817	\$1,257,462	\$10,328,648	\$2,652,306
<u>EROSION & SEDIMENT CONTROL</u>				
Total Permits Issued	128	183	168	186
Total No. of Inspections	413	517	491	568
Miles Traveled	4,151	4,453	4,444	4,250

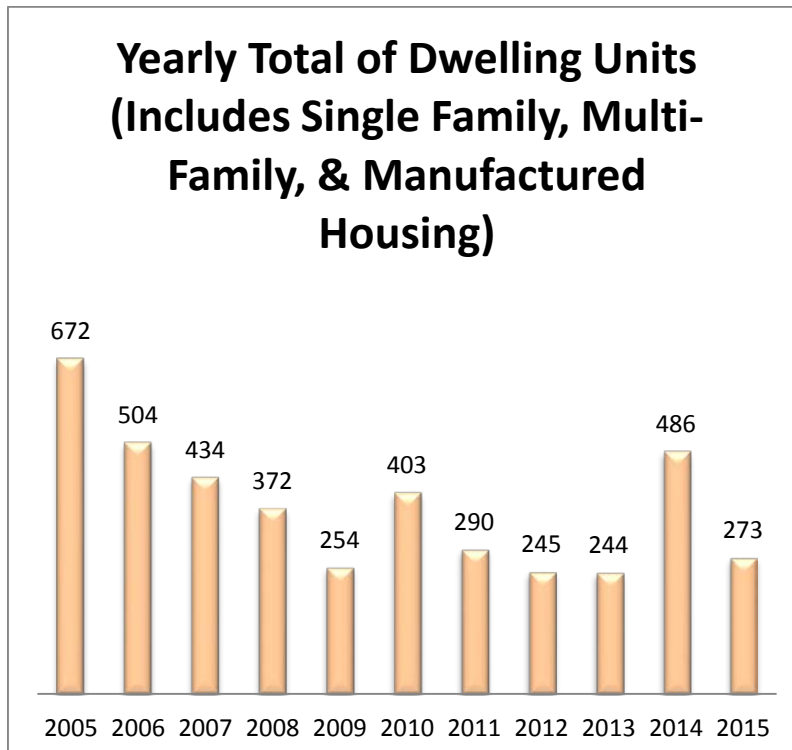
HOUSING UNITS 2015

	NO.	VALUE
SINGLE FAMILY DWELLINGS	164	\$32,459,846
MULTI-FAMILY UNITS	53	\$4,509,750
MANUFACTURED HOME UNITS	56	\$2,007,459
TOTAL ALL DWELLING UNITS	273	\$38,977,055

The number of single family dwelling permits remained fairly consistent with last year's total, with only 4 less permits in 2015. The average value was also relatively unchanged, showing a 1.6% decrease. The average square footage increased from 2,042 to 2,123 square feet in 2015.

There were no large apartment building projects in 2015. Multi-family units showed a significant decrease, from 250 units in 2014, to 53 units in 2015. However, the average value increased by \$4,622. The average square footage decreased by 60 square feet.

Manufactured homes also decreased in 2015, with 12 less units than 2014. The average value per unit increased to \$35,847 in 2015 from \$30,329 in 2014.



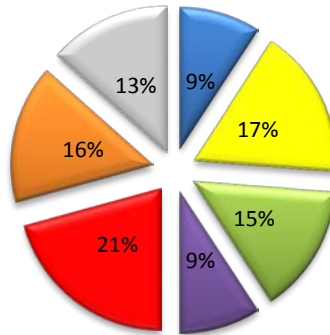


Housing Units By District 2009 - 2015

SINGLE FAMILY	2009	2010	2011	2012	2013	2014	2015	TOTALS
BEVERLEY MANOR	10	1	7	19	7	14	15	73
MIDDLE RIVER	28	32	13	14	19	21	28	155
NORTH RIVER	25	10	18	22	23	20	24	142
PASTURES	18	18	5	16	16	11	15	99
RIVERHEADS	21	19	37	21	35	45	34	212
SOUTH RIVER	31	21	27	14	20	28	26	167
WAYNE	23	14	16	19	26	28	22	148
CRAIGSVILLE		1		2	1	1		5
TOTAL SINGLE FAMILY	156	116	123	127	147	168	164	1,001
MULTI-FAMILY	2009	2010	2011	2012	2013	2014	2015	TOTALS
BEVERLEY MANOR		2		2	2	4	4	14
MIDDLE RIVER								0
NORTH RIVER		84						84
PASTURES								0
RIVERHEADS			96				24	120
SOUTH RIVER	9	2		8	13	4	8	44
WAYNE	12	96		46	29	242	17	442
CRAIGSVILLE								0
TOTAL MULTI-FAMILY	21	184	96	56	44	250	53	704
MANUF. HOMES	2009	2010	2011	2012	2013	2014	2015	TOTALS
BEVERLEY MANOR	16	35	15	19	14	22	7	128
MIDDLE RIVER	26	18	23	14	17	25	24	147
NORTH RIVER	4	8	5	8	6	6	9	46
PASTURES	3	4	3	3	1	6	3	23
RIVERHEADS	13	15	14	6	5	6	8	67
SOUTH RIVER	7	9	3	7	4	1	3	34
WAYNE	6	9	7	4	6	2	2	36
CRAIGSVILLE	2	5	1	1				9
TOTAL MANUF. HOMES	77	103	71	62	53	68	56	490
TOTAL ALL UNITS	254	403	290	245	244	486	273	2,195

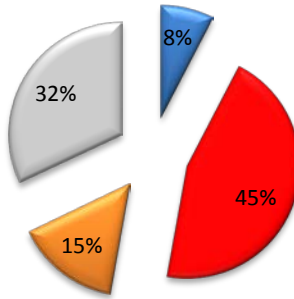
Single Family Dwellings by District 2015

■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



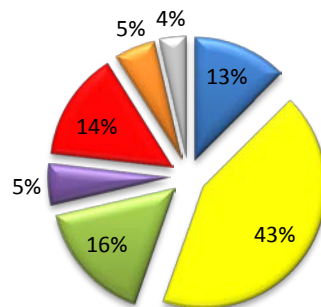
Multi-Family Units by District 2015

■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



Manufactured Homes by District 2015

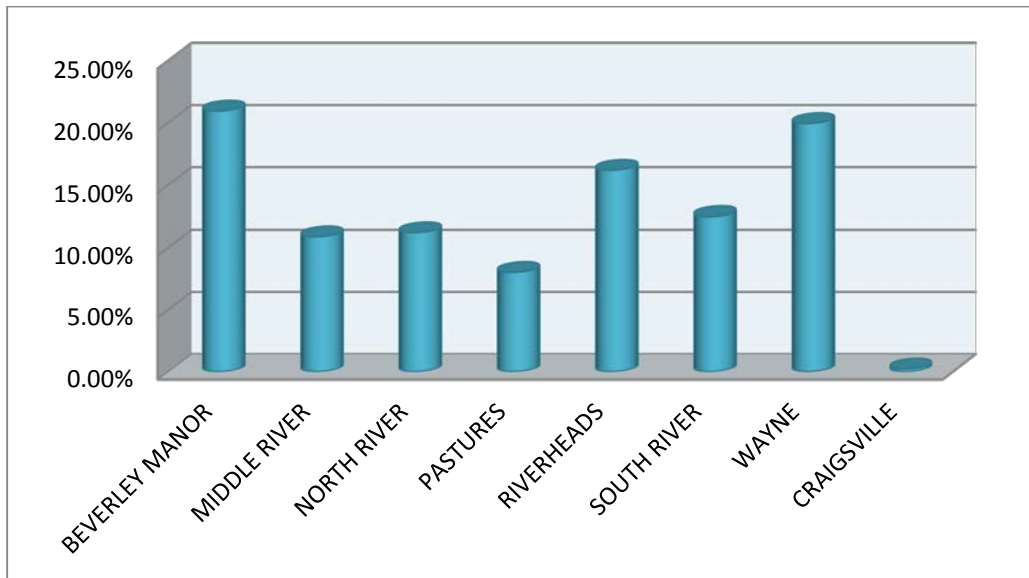
■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C



CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	NO. PERMITS		VALUE	
	2014	2015	2014	2015
BEVERLEY MANOR	129	127	\$ 18,992,978	\$ 12,932,160
MIDDLE RIVER	105	125	\$ 7,665,220	\$ 6,716,497
NORTH RIVER	90	81	\$ 6,111,790	\$ 6,919,097
PASTURES	61	55	\$ 2,998,219	\$ 4,947,983
RIVERHEADS	126	136	\$ 15,227,567	\$ 9,989,251
SOUTH RIVER	101	125	\$ 8,198,924	\$ 7,700,333
WAYNE	182	155	\$ 35,355,586	\$ 12,311,724
CRAIGSVILLE	7	8	\$ 157,235	\$ 150,695

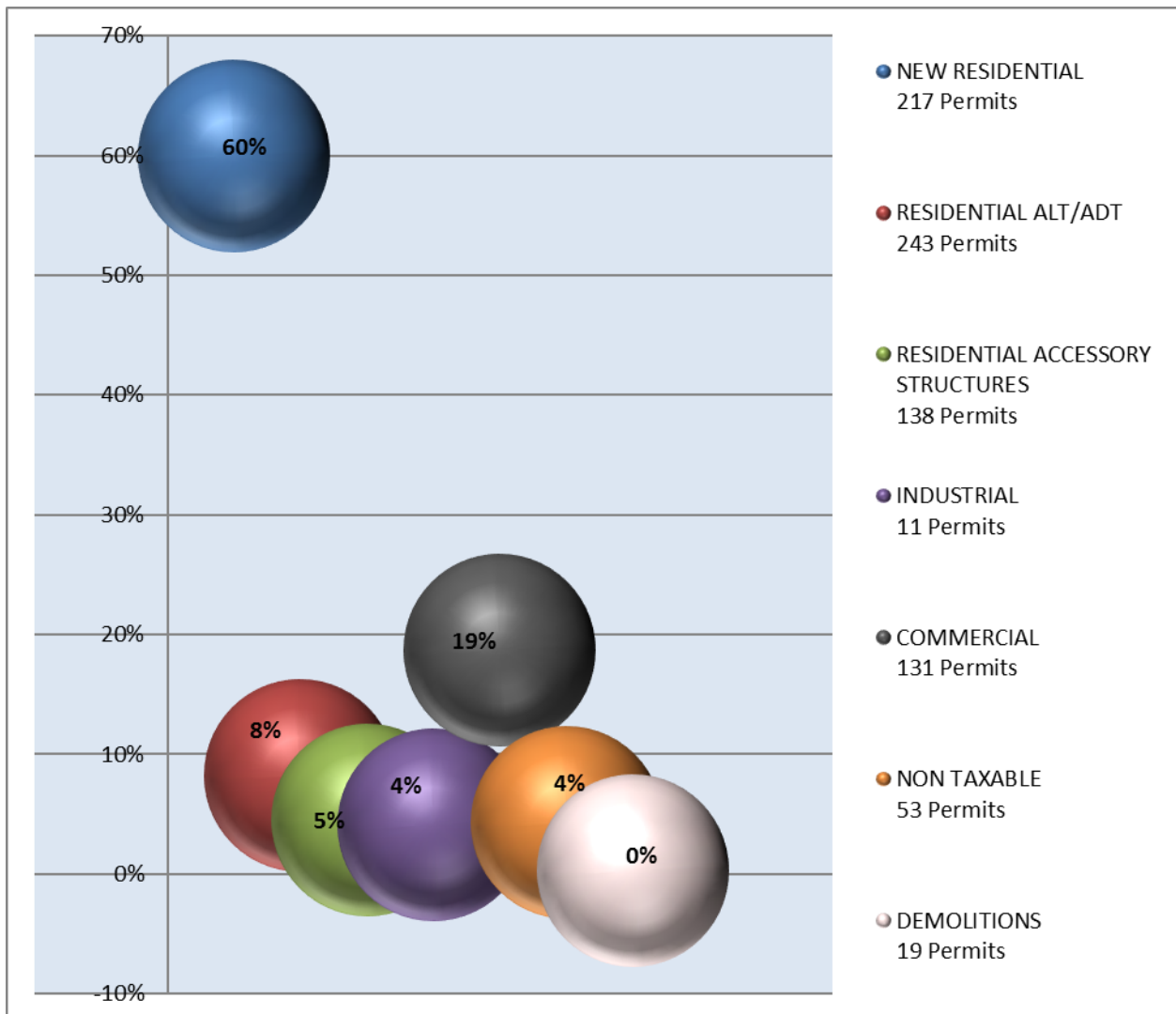
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2015



CONSTRUCTION VALUE BY CLASSIFICATION 2015

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	217	\$36,969,596
RESIDENTIAL ALT/ADT	243	\$5,087,106
RESIDENTIAL ACCESSORY STRUCTURES	138	\$2,776,495
INDUSTRIAL	11	\$2,506,686
COMMERCIAL	131	\$11,513,376
NON TAXABLE	53	\$2,652,306
DEMOLITIONS	19	\$162,175

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	\$5,377,000	\$4,870,000	\$5,353,694	\$3,802,252	\$6,848,120	\$5,035,000	\$5,683,530	
RESIDENTIAL ALT/ADT	\$568,626	\$691,666	\$682,317	\$286,000	\$750,065	\$822,565	\$1,283,667	\$2,200
RESIDENTIAL ACCESSORY STRUCTURES	\$192,367	\$315,556	\$332,336	\$413,836	\$506,821	\$318,384	\$686,200	\$10,995
INDUSTRIAL	\$1,147,511	\$481,000			\$5,000	\$873,175		
COMMERCIAL	\$4,207,761	\$226,000	\$417,750		\$1,480,098	\$482,140	\$4,602,127	\$97,500
NON TAXABLE	\$1,438,795	\$106,800	\$115,000	\$433,195	\$294,147	\$168,169	\$56,200	\$40,000
DEMOLITIONS	\$100	\$25,475	\$18,000	\$12,700	\$105,000	\$900		
TOTALS	\$12,932,160	\$6,716,497	\$6,919,097	\$4,947,983	\$9,989,251	\$7,700,333	\$12,311,724	\$150,695

TYPE OF CONSTRUCTION BY DISTRICT

2015

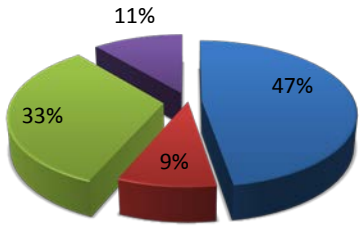
RESIDENTIAL

INDUSTRIAL

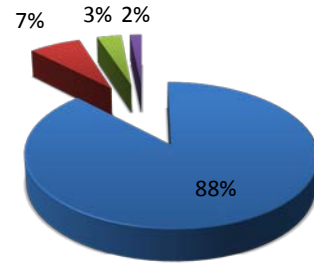
COMMERCIAL

NON TAXABLE

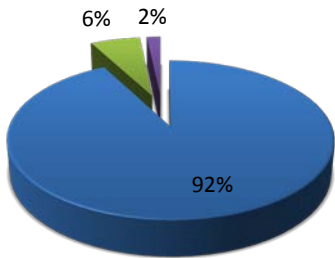
BEVERLEY MANOR



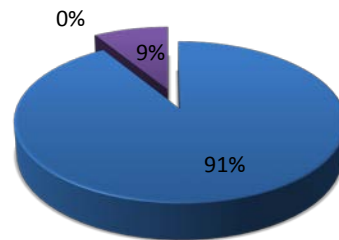
MIDDLE RIVER



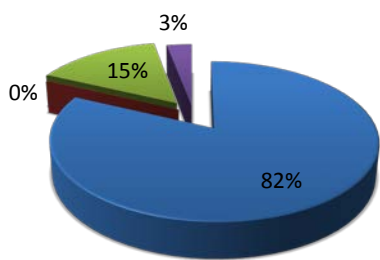
NORTH RIVER



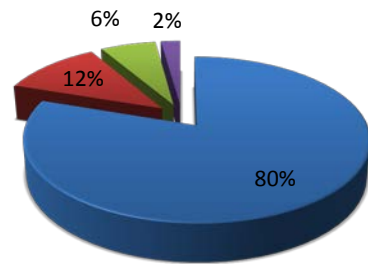
PASTURES



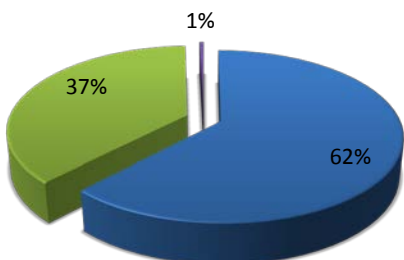
RIVERHEADS



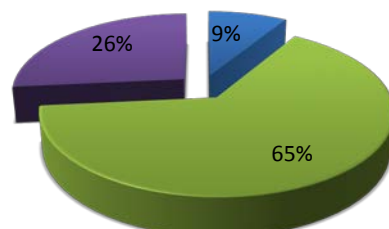
SOUTH RIVER



WAYNE



CRAIGSVILLE



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

BEVERLEY MANOR

McQuay, Inc.	Remodel for Office Space	\$288,061
Skyline Associates	Change of Use - Remodel	\$310,000
St. Mary & St. John the Baptist Coptic Orthodox Church	New Church	\$650,000
McQuay, Inc.	Remodel Lobby Area	\$200,000
Mill Place Office Park, LC	Office Building	\$718,040
Dennis L. Bradley	Tanks	\$276,000
CMA Properties, Inc.	Alt./Adt. For Showroom & Service Area	\$1,400,000
Libby Orchard Hills, LLC	Remodel Furniture Store	\$153,522
Augusta County Farm Bureau	Insurance Office	\$483,000
Shenandoah Valley Juvenile Det.	Addition/Interior Remodel	\$575,500
Dennis L. Bradley	Signs	\$127,600
TAP Investments, LLC	Remodel/ Change of Use	\$125,000
Shamrock Foods Company	Sludge Tanks	\$650,000

MIDDLE RIVER

TB Pallets, LLC	Mulch Manufacturing	\$450,000
-----------------	---------------------	-----------

NORTH RIVER

Sangersville-Towers Ruritan Club	Addition to Garage	\$115,000
Verizon Wireless	Tower Reinforcement	\$250,000
Rouge River Farms, Inc.	Remodel Bathrooms	\$129,000

PASTURES

Town of Craigsville	Pump Station	\$300,000
---------------------	--------------	-----------

RIVERHEADS

Augusta County School Board	Re-Roof School	\$113,647
Waynesboro Dupont Employees Credit Union	Interior Demolition	\$100,000
Waynesboro Dupont Employees Credit Union	Remodel Bank	\$875,000
Foxden Group, LLC	Office Building/Warehouse	\$400,000

SOUTH RIVER

Michael J. McGinnis, Jr.	Addition for Office Space	\$800,000
John & Patricia Earhart	2 Mini Warehouses	\$100,000
Verizon Wireless	Tower	\$241,740

WAYNE

DKCPI Holdings, Inc.	Finish Out for Realty Company	\$150,000
Augusta Health Care, Inc.	Remodeling for Spine Center	\$409,000
Crescent Development Group, LLC	Office Building	\$500,000
DKPCI Holdings, Inc.	Office Building	\$523,839
Augusta Health Care, Inc.	Remodel MOB - 1st Floor	\$286,900
Augusta Health Care, Inc.	Remodel - 1st Floor Corridor	\$509,400
Shields Self Storage, LLC	Mini Warehouse Bldg.	\$150,000
Kenneth R. Bradley, Jr., Inc.	Auction House	\$150,000
Laria & Sons, LLC	Remodel for Restaurant	\$100,000
Augusta Health Care, Inc.	Remodel 3rd Floor Bed Tower	\$1,300,000