

COUNTY OF AUGUSTA

BUILDING INSPECTION DEPARTMENT



2021 ANNUAL REPORT

FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2018	2019	2020	2021
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	779	825	794	840
Value New Construction	\$75,291,538	\$94,793,394	\$66,551,188	\$273,801,833
Value Alteration/Repair	\$24,534,188	\$57,611,712	\$19,277,258	\$29,233,617
Fees Collected	\$164,319.20	\$213,433.33	\$165,767.65	\$342,072.77
Total No. of Inspections	2,615	2,742	2,893	2,799
Miles Traveled	28,868	25,238	25,607	25,790
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	840	933	894	962
Value of Elec. Work	\$9,886,153	\$16,444,305	\$13,630,182	\$14,258,583
Fees Collected	\$51,588.96	\$65,680.17	\$54,517.05	\$77,408.59
Total No. of Inspections	1,731	1,946	1,979	1,958
Miles Traveled	19,573	18,305	17,650	18,445
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	433	459	468	483
Value of Plumbing Work	\$4,531,060	\$8,190,553	\$2,560,914	\$6,038,796
Fees Collected	\$34,889.10	\$45,497.10	\$30,961.80	\$44,864.70
Total No. of Inspections	1,259	1,409	1,336	1,316
Miles Traveled	13,242	13,026	11,520	12,027
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	629	730	665	707
Value of Mech. Work	\$4,481,341	\$11,291,434	\$8,454,183	\$9,554,295
Fees Collected	\$32,796.79	\$43,386.12	\$38,969.78	\$49,823.18
Total No. of Inspections	1,173	1,264	1,189	1,235
Miles Traveled	12,526	11,158	10,583	11,560
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	60	55	61	70
Value of Homes	\$2,647,401	\$3,739,521	\$4,238,706	\$5,769,097
Fees Collected	\$4,513.50	\$4,207.50	\$4,666.50	\$7,420.50
Total No. of Inspections	165	104	165	174
Miles Traveled	1,789	981	1,407	1,597
<u>SUMMARY</u>				
Total Permits Issued	2,741	3,002	2,882	3,062
Value of All Permits	\$121,371,681	\$192,070,919	\$114,712,431	\$338,656,221
Total Fees Collected	\$288,107.55	\$372,204.22	\$294,882.78	\$521,589.74
Total No. of Inspections	6,943	7,465	7,562	7,482
Total Miles Traveled	75,998	68,708	66,767	69,419
NON TAXABLE CONST.	\$4,609,422	\$1,419,221	\$1,632,077	\$1,474,424

HOUSING UNITS 2021

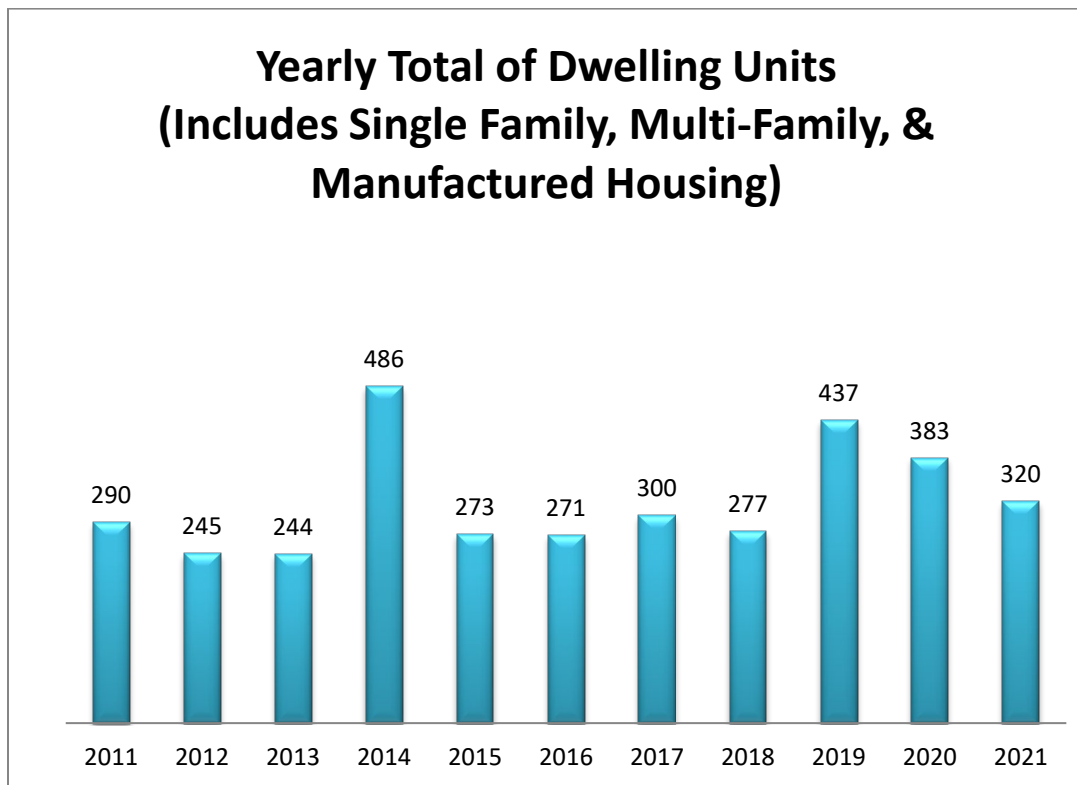
	NO.	VALUE
SINGLE FAMILY DWELLINGS	188	52,966,084
MULTI-FAMILY UNITS	62	7,081,360
MANUFACTURED HOME UNITS	70	5,769,097
TOTAL ALL DWELLING UNITS	320	65,816,541

The number of single family dwelling permits issued was the same as last year's total with 188 units, however the average value per dwelling increased by \$17,482.

The average square footage decreased from 2,158 square feet in 2020 to 2,076 square feet in 2021.

Multi-family units decreased, with 62 units as compared to 134 units in 2020. The average value per unit increased by \$5,740. The average square footage was 1,339 for 2021.

Manufactured home permits increased in 2021, with 9 more units than 2020. The average value per unit also increased by \$12,929.

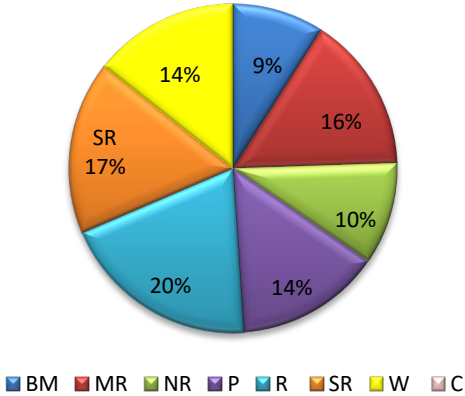




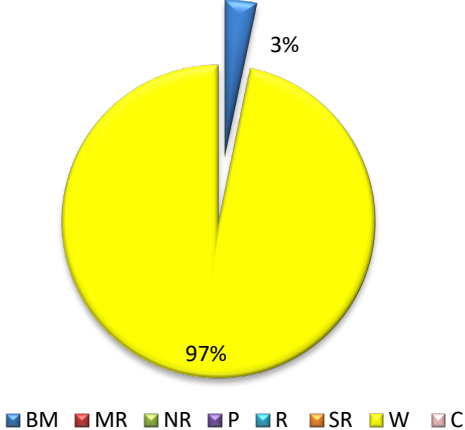
Housing Units By District 2015 - 2021

SINGLE FAMILY	2015	2016	2017	2018	2019	2020	2021	TOTALS
BEVERLEY MANOR	15	12	12	11	15	14	17	96
MIDDLE RIVER	28	21	21	19	24	27	29	169
NORTH RIVER	24	16	23	18	23	15	19	138
PASTURES	15	15	24	15	13	24	27	133
RIVERHEADS	34	40	42	38	22	26	37	239
SOUTH RIVER	26	28	34	32	32	30	32	214
WAYNE	22	31	11	19	34	52	27	196
CRAIGSVILLE								0
TOTAL SINGLE FAMILY	164	163	167	152	163	188	188	1,185
MULTI-FAMILY	2015	2016	2017	2018	2019	2020	2021	TOTALS
BEVERLEY MANOR	4	6	2	10	6		2	30
MIDDLE RIVER								
NORTH RIVER		2				12		14
PASTURES								
RIVERHEADS	24		12					36
SOUTH RIVER	8	8	16	7	3	20		62
WAYNE	17	30	38	48	210	102	60	505
CRAIGSVILLE								
TOTAL MULTI-FAMILY	53	46	68	65	219	134	62	647
MANUF. HOMES	2015	2016	2017	2018	2019	2020	2021	TOTALS
BEVERLEY MANOR	7	16	18	24	7	14	17	103
MIDDLE RIVER	24	17	20	15	19	27	20	142
NORTH RIVER	9	7	4	6	6	3	12	47
PASTURES	3	5	7	1	2	5	2	25
RIVERHEADS	8	7	6	4	5	4	7	41
SOUTH RIVER	3	4	2	7	6	2	6	30
WAYNE	2	5	4	3	7	4	5	30
CRAIGSVILLE		1	4		3	2	1	11
TOTAL MANUF. HOMES	56	62	65	60	55	61	70	429
TOTAL ALL UNITS	273	271	300	277	437	383	320	2,261

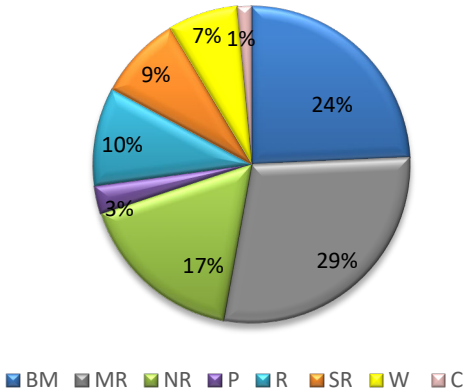
Single Family Dwellings by District 2021



Multi-Family Units by District 2021



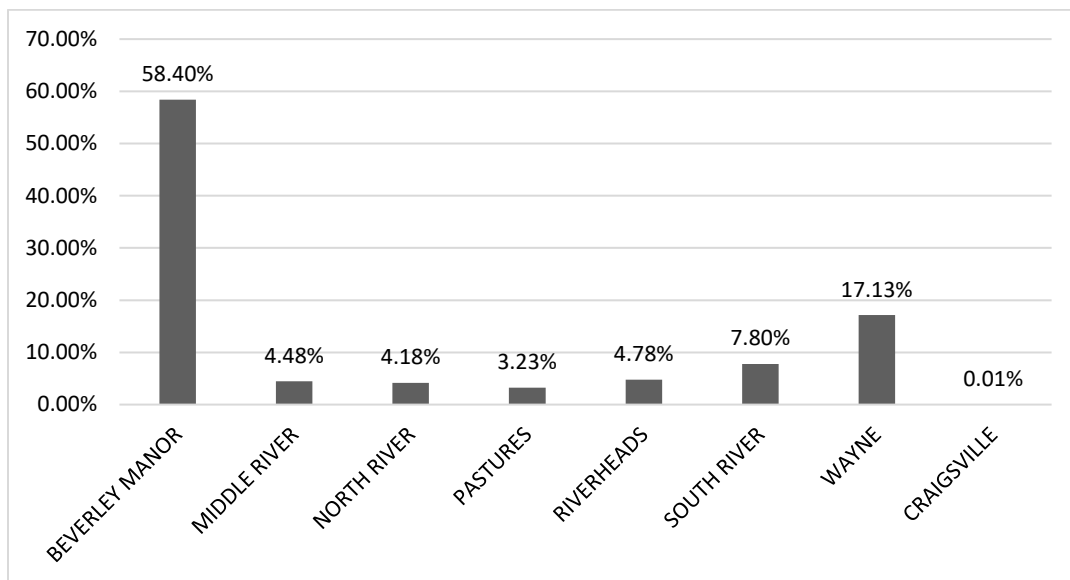
Manufactured Homes by District 2021



CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	2020	2021	2020	2021
	No. of Issued Permits		Value of Construction	
BEVERLEY MANOR	94	125	\$6,959,291	\$176,976,670
MIDDLE RIVER	122	123	\$10,444,101	\$13,565,053
NORTH RIVER	112	129	\$7,522,678	\$12,678,047
PASTURES	71	79	\$9,191,745	\$9,772,973
RIVERHEADS	85	109	\$8,617,597	\$14,478,636
SOUTH RIVER	118	125	\$10,306,894	\$23,622,351
WAYNE	188	147	\$32,752,740	\$51,922,523
CRAIGSVILLE	4	3	\$33,400	\$19,197

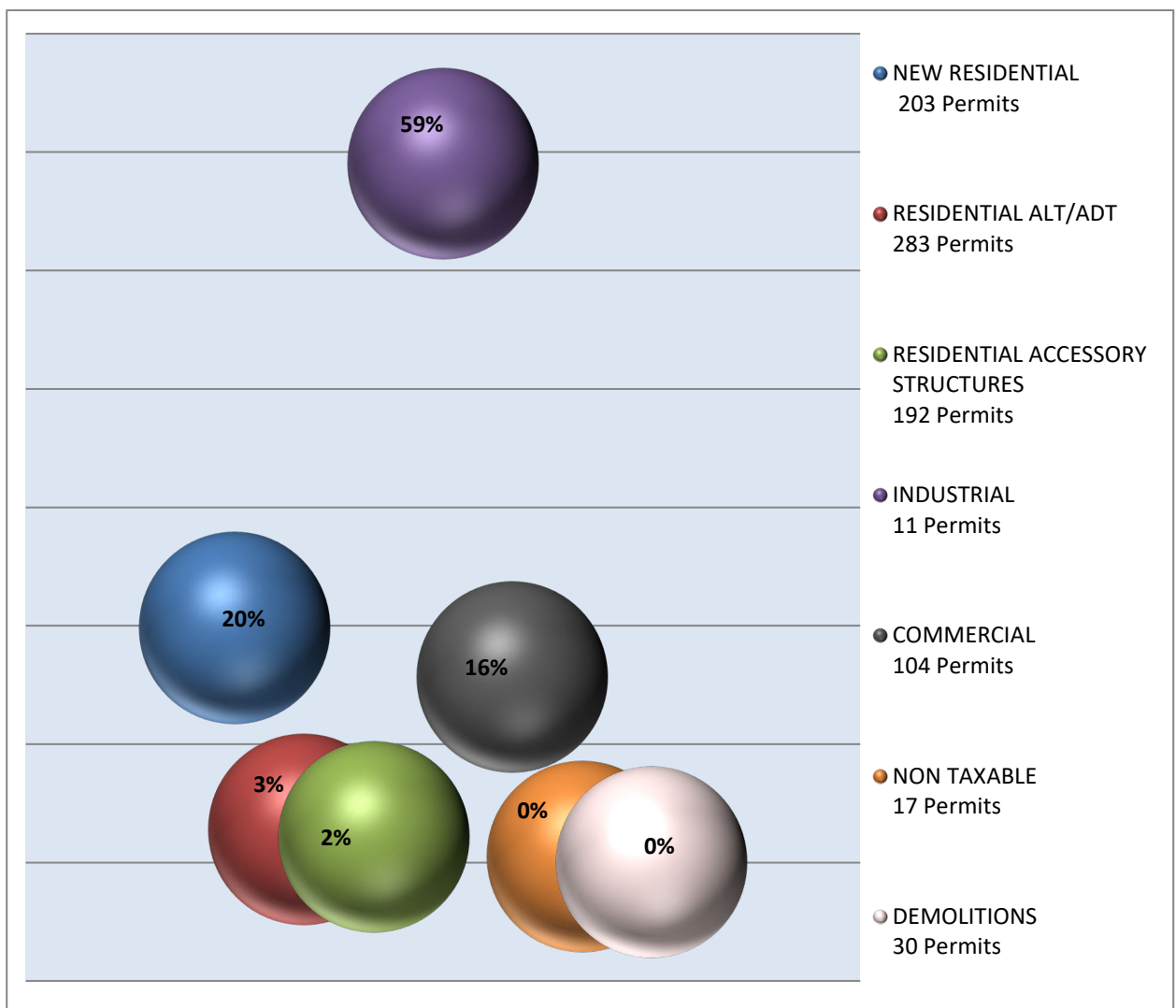
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2021



CONSTRUCTION VALUE BY CLASSIFICATION 2021

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	203	\$60,047,444
RESIDENTIAL ALT/ADT	283	\$8,439,505
RESIDENTIAL ACCESSORY STRUCTURES	192	\$6,557,919
INDUSTRIAL	11	\$178,862,260
COMMERCIAL	104	\$47,477,248
NON TAXABLE	17	\$1,474,424
DEMOLITIONS	30	\$176,650

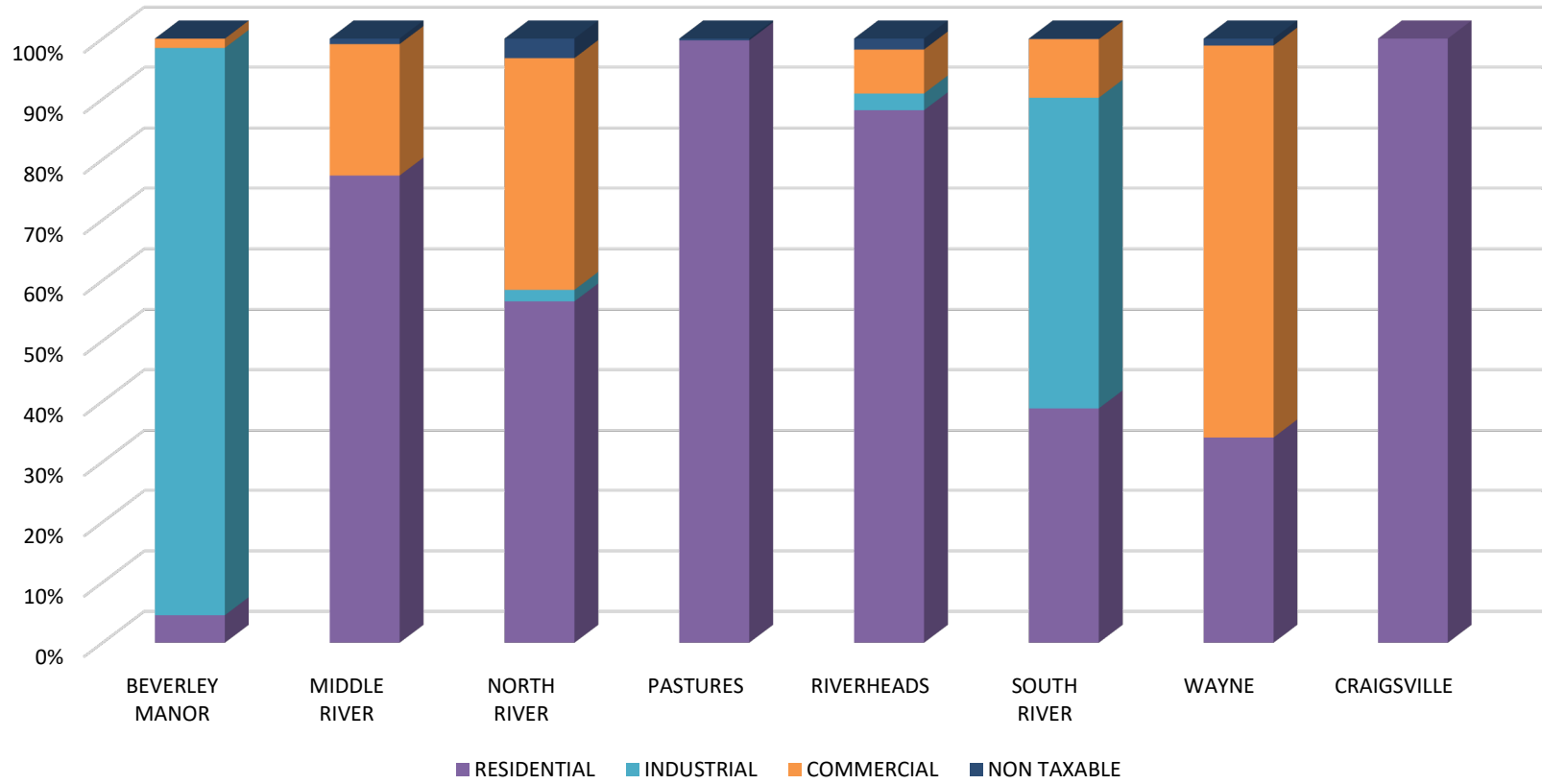
PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION



VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$5,824,168	\$8,176,396	\$4,321,200	\$8,794,850	\$10,600,882	\$7,180,100	\$15,149,848	
RESIDENTIAL ALT/ADT	\$905,642	\$1,109,950	\$1,683,879	\$515,642	\$1,567,406	\$966,955	\$1,689,531	\$500
RESIDENTIAL ACCESSORY STRUCTURES	\$1,353,660	\$1,201,033	\$1,120,203	\$432,139	\$578,848	\$1,024,279	\$829,060	\$18,697
INDUSTRIAL	\$166,093,620		\$240,000		\$400,000	\$12,128,640		
COMMERCIAL	\$2,710,246	\$2,946,174	\$4,830,165		\$1,052,000	\$2,288,779	\$33,649,884	
NON TAXABLE	\$29,334	\$124,000	\$407,500	\$28,842	\$262,000	\$22,748	\$600,000	
DEMOLITIONS	\$60,000	\$7,500	\$75,100	\$1,500	\$17,500	\$10,850	\$4,200	
TOTALS	\$176,976,670	\$13,565,053	\$12,678,047	\$9,772,973	\$14,478,636	\$23,622,351	\$51,922,523	\$19,197

TYPE OF CONSTRUCTION BY DISTRICT 2021



NON RESIDENTIAL VALUED AT \$100,000 AND OVER

BEVERLEY MANOR

Holtzman Propane	Interior Remodel for Holtzman Propane	\$ 100,000
Obaugh Real Estate 2, LLC	Signs	\$ 161,410
Dixie Gas & Oil Corporation	Storage Building for Business	\$ 220,000
Dixie Gas & Oil Corporation	Office Space Addition	\$ 250,000
KEBJ, LLC	Rebuild Fire Destroyed Equipment Sales & Repair Shop	\$ 315,000
Exchangeright Net Leased	Remodel Store, New Feed Barn & Garden Center	\$ 506,831
Obaugh Real Estate 2, LLC	Remodel for RV Sales & Service Center	\$ 585,000
Panattoni Development Company	Warehouse	\$ 166,000,000

MIDDLE RIVER

Creative Works Farm, Inc.	Gathering Hall for Creative Works	\$ 100,000
Pepsi-Cola Bottling Company	Reroof Commercial Building	\$ 244,000
Railside Industries, Inc.	Garage for Repairs	\$ 2,526,277

NORTH RIVER

VR Associates Investments, LLC	Retaining Wall	\$ 132,225
Rouge River Farms, Inc.	Pavilion for Pallet/Truck Storage	\$ 240,000
Holloway Roofing, LLC	Addition to Business	\$ 320,000
North River School	Pump Station	\$ 338,600
VR Associates Investments, LLC	Apartment Building/Retail Space	\$ 4,300,000

RIVERHEADS

Layman, Matthew	Office/Shop for Construction Business	\$ 100,000
Franklin Holdings, LLC	Remodel for Physical Therapy Office	\$ 115,000
Mint Springs, LLC	Installing Tanks	\$ 200,000
Augusta County School Board	Addition to Grandstands	\$ 260,000
Stolle Corporation/Alcoa Home Ext.	Silo & Pad	\$ 400,000
PFJ Southeast, LLC	Remodel Pilot Travel Center	\$ 600,000

SOUTH RIVER

Sun Shenandoah Acres RV, LLC	Swimming Pool	\$ 210,000
Sun Shenandoah Acres RV, LLC	Replacing & Enlarging Putt Putt Course	\$ 245,000
Obaugh, H. Paul 1/2 & Betty Jo 1/2	Tanks	\$ 397,000
Obaugh, H. Paul 1/2 & Betty Jo 1/2	Convenience Store	\$ 1,185,000
Hershey Chocolate of Virginia, Inc.	Alt./Adt. For Office & Employee Facilities	\$ 12,000,000

WAYNE

Augusta MC, LLC	Finishing Interior Shell	\$ 100,000
Valley Vocational-Technical Ed.	Classroom Unit Const. by Students	\$ 100,000
Park Properties, Inc.	Sprinkler System	\$ 136,000
University of Virginia Physicians	Remodel for Exam Rooms	\$ 150,000
BROS, LLC	Office Space Remodel for Blue Ridge Oral Surgery	\$ 152,500
Augusta Health Care, Inc.	Install Sprinkler System	\$ 156,540
Goldwrench Enterprises, LLC	Auto Repair Bldg. Attached by Breezeway	\$ 160,000
Mary Baldwin College	Remodel For Lab Room	\$ 250,000
Fishersville Myers Corner	Remodel for Restaurant	\$ 330,000
Augusta Health Care, Inc.	Change of Use -Dwelling to Instructional Bldg.	\$ 399,000
Clearview Ministries	Church	\$ 500,000
Myers Corner Partners, LC	Office Building	\$ 600,000
Augusta Health Care, Inc.	Remodel for Infusion Center	\$ 640,830
Augusta Health Care, Inc.	Outpatient Facility	\$ 30,000,000