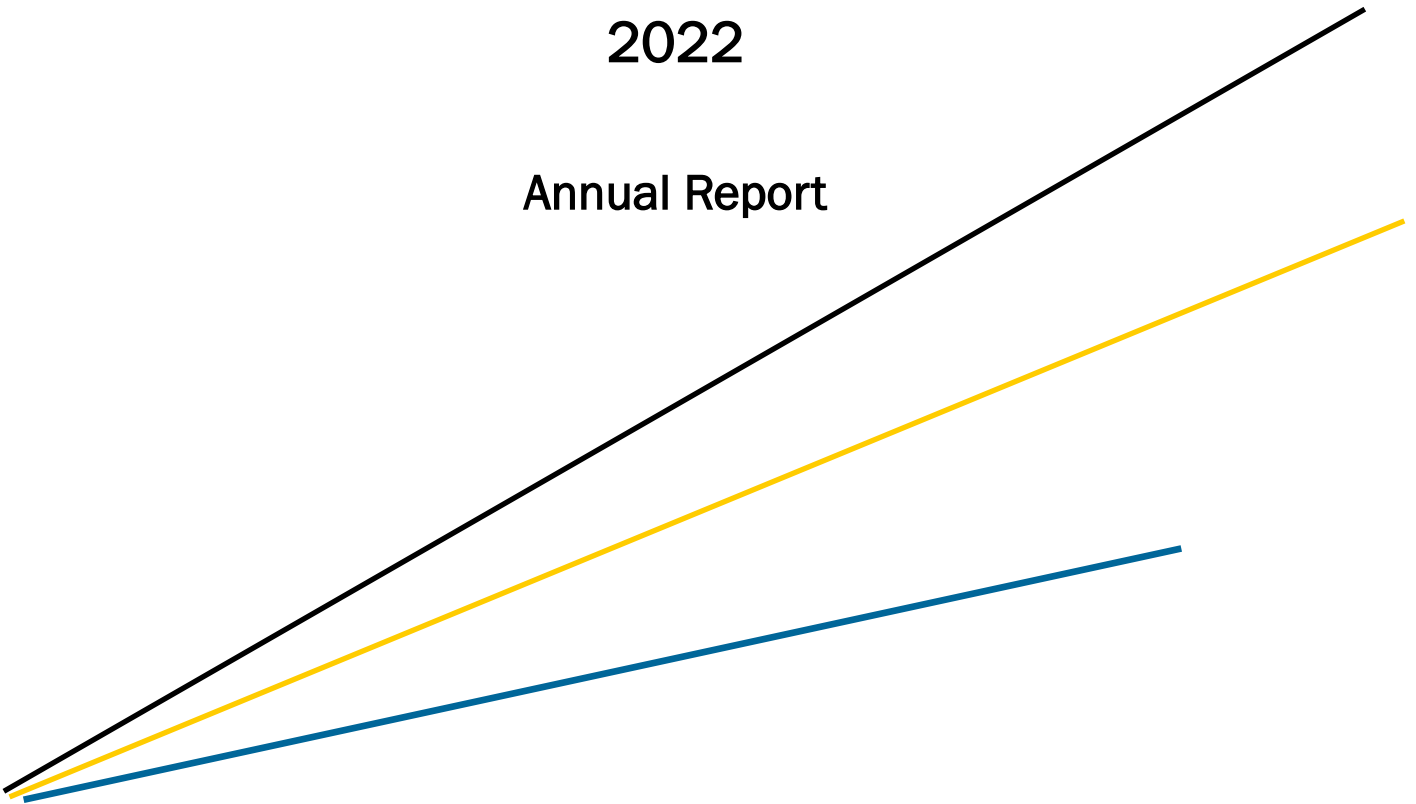


# County of Augusta

## Building Inspection Department

2022

Annual Report



\*DUE TO MAGISTERIAL REDISTRICTING, PARCELS MAY APPEAR IN DIFFERENT DISTRICTS.

## FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b><u>BUILDING DIVISION</u></b>				
No. Bldg. Permits Issued	825	794	840	851
Value New Construction	\$94,793,394	\$66,551,188	\$273,801,833	\$127,839,590
Value Alteration/Repair	\$57,611,712	\$19,277,258	\$29,233,617	\$101,227,027
Fees Collected	\$213,433.33	\$165,767.65	\$342,072.77	\$256,066.71
Total No. of Inspections	2,742	2,893	2,799	2,700
Miles Traveled	25,238	25,607	25,790	27,835
<b><u>ELECTRICAL DIVISION</u></b>				
No. Elec. Permits Issued	933	894	962	940
Value of Elec. Work	\$16,444,305	\$13,630,182	\$14,258,583	\$41,445,528
Fees Collected	\$65,680.17	\$54,517.05	\$77,408.59	\$134,537.01
Total No. of Inspections	1,946	1,979	1,958	1,855
Miles Traveled	18,305	17,650	18,445	19,225
<b><u>PLUMBING DIVISION</u></b>				
No. Plum. Permits Issued	459	468	483	472
Value of Plumbing Work	\$8,190,553	\$2,560,914	\$6,038,796	\$16,951,139
Fees Collected	\$45,497.10	\$30,961.80	\$44,864.70	\$59,787.30
Total No. of Inspections	1,409	1,336	1,316	1,205
Miles Traveled	13,026	11,520	12,027	12,376
<b><u>MECHANICAL DIVISION</u></b>				
No. Mech. Permits Issued	730	665	707	665
Value of Mech. Work	\$11,291,434	\$8,454,183	\$9,554,295	\$17,717,490
Fees Collected	\$43,386.12	\$38,969.78	\$49,823.18	\$86,221.60
Total No. of Inspections	1,264	1,189	1,235	1,097
Miles Traveled	11,158	10,583	11,560	11,514
<b><u>MANUFACTURED HOMES</u></b>				
No. MH Permits Issued	55	61	70	67
Value of Homes	\$3,739,521	\$4,238,706	\$5,769,097	\$5,338,484
Fees Collected	\$4,207.50	\$4,666.50	\$7,420.50	\$9,333.00
Total No. of Inspections	104	165	174	82
Miles Traveled	981	1,407	1,597	850
<b><u>SUMMARY</u></b>				
Total Permits Issued	3,002	2,882	3,062	2,995
Value of All Permits	\$192,070,919	\$114,712,431	\$338,656,221	\$310,519,258
Total Fees Collected	\$372,204.22	\$294,882.78	\$521,589.74	\$545,945.62
Total No. of Inspections	7,465	7,562	7,482	6,939
Total Miles Traveled	68,708	66,767	69,419	71,800
<b>NON TAXABLE CONST.</b>	\$1,419,221	\$1,632,077	\$1,474,424	\$64,606,171

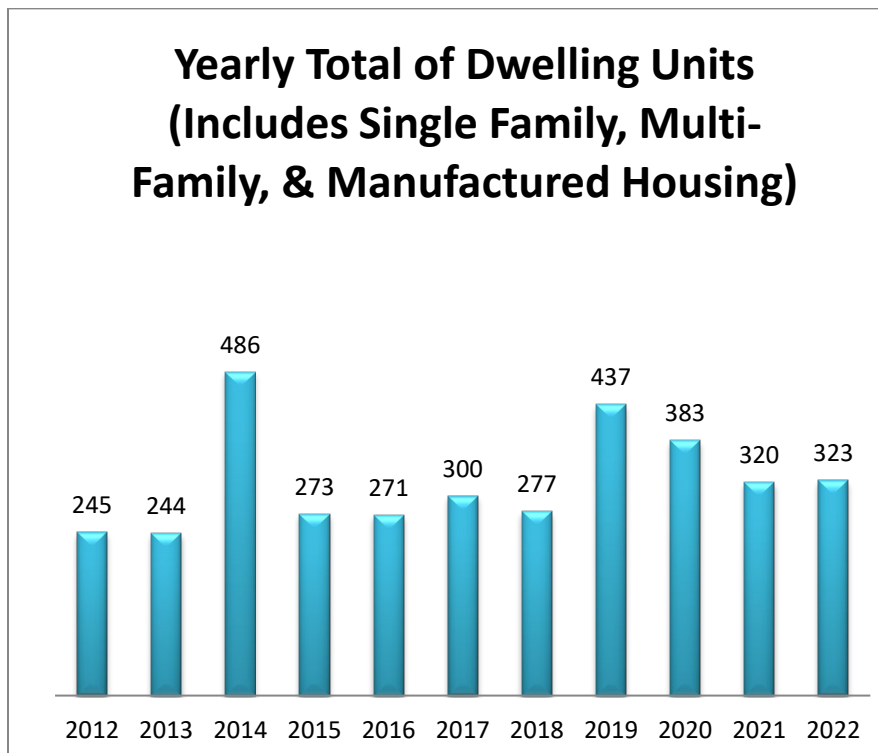
## HOUSING UNITS 2022

	NO.	VALUE
<b>SINGLE FAMILY DWELLINGS</b>	181	\$58,158,414
<b>MULTI-FAMILY UNITS</b>	75	\$9,969,000
<b>MANUFACTURED HOME UNITS</b>	67	\$5,338,484
<b>TOTAL ALL DWELLING UNITS</b>	323	\$73,465,898

The number of single family dwelling permits issued decreased from last year's total by 7 units, however; the average value per dwelling increased by \$39,584. The average square footage increased slightly from 2,076 square feet in 2021 to 2,088 square feet in 2022.

Multi-family units increased, with 75 units as compared to 62 units in 2021. The average value per unit also increased by \$18,705. The average square footage was 1,342 for 2022.

Manufactured home permits decreased in 2022, with three less units than 2021. The average value per unit also decreased by \$2,737.

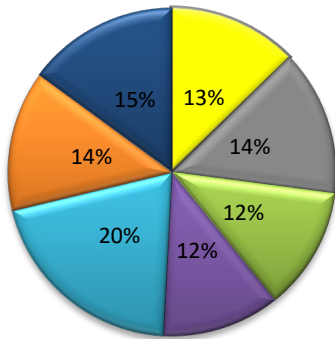




## Housing Units By District 2016 - 2022

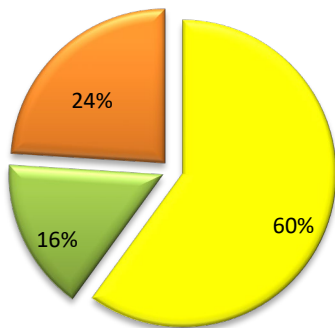
<b>SINGLE FAMILY</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>TOTALS</b>
BEVERLEY MANOR	12	12	11	15	14	17	23	<b>104</b>
MIDDLE RIVER	21	21	19	24	27	29	26	<b>167</b>
NORTH RIVER	16	23	18	23	15	19	22	<b>136</b>
PASTURES	15	24	15	13	24	27	21	<b>139</b>
RIVERHEADS	40	42	38	22	26	37	37	<b>242</b>
SOUTH RIVER	28	34	32	32	30	32	25	<b>213</b>
WAYNE	31	11	19	34	52	27	27	<b>201</b>
CRAIGSVILLE								
<b>TOTAL SINGLE FAMILY</b>	<b>163</b>	<b>167</b>	<b>152</b>	<b>163</b>	<b>188</b>	<b>188</b>	<b>181</b>	<b>1,202</b>
<b>MULTI-FAMILY</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>TOTALS</b>
BEVERLEY MANOR	6	2	10	6		2	45	<b>71</b>
MIDDLE RIVER								<b>0</b>
NORTH RIVER	2				12		12	<b>26</b>
PASTURES								<b>0</b>
RIVERHEADS		12						<b>12</b>
SOUTH RIVER	8	16	7	3	20		18	<b>72</b>
WAYNE	30	38	48	210	102	60		<b>488</b>
CRAIGSVILLE								
<b>TOTAL MULTI-FAMILY</b>	<b>46</b>	<b>68</b>	<b>65</b>	<b>219</b>	<b>134</b>	<b>62</b>	<b>75</b>	<b>669</b>
<b>MANUF. HOMES</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>TOTALS</b>
BEVERLEY MANOR	16	18	24	7	14	17	15	<b>111</b>
MIDDLE RIVER	17	20	15	19	27	20	23	<b>141</b>
NORTH RIVER	7	4	6	6	3	12	6	<b>44</b>
PASTURES	5	7	1	2	5	2	6	<b>28</b>
RIVERHEADS	7	6	4	5	4	7	9	<b>42</b>
SOUTH RIVER	4	2	7	6	2	6	1	<b>28</b>
WAYNE	5	4	3	7	4	5	4	<b>32</b>
CRAIGSVILLE	1	4		3	2	1	3	<b>14</b>
<b>TOTAL MANUF. HOMES</b>	<b>62</b>	<b>65</b>	<b>60</b>	<b>55</b>	<b>61</b>	<b>70</b>	<b>67</b>	<b>440</b>
<b>TOTAL ALL UNITS</b>	<b>271</b>	<b>300</b>	<b>277</b>	<b>437</b>	<b>383</b>	<b>320</b>	<b>323</b>	<b>2,311</b>

### Single Family Dwellings by District 2022



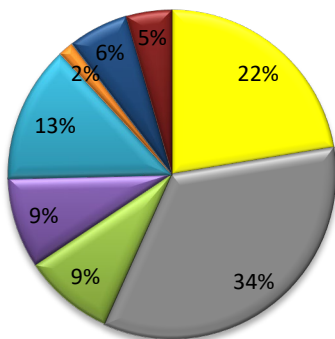
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### Multi-Family Units by District 2022



■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C

### Manufactured Homes by District 2022

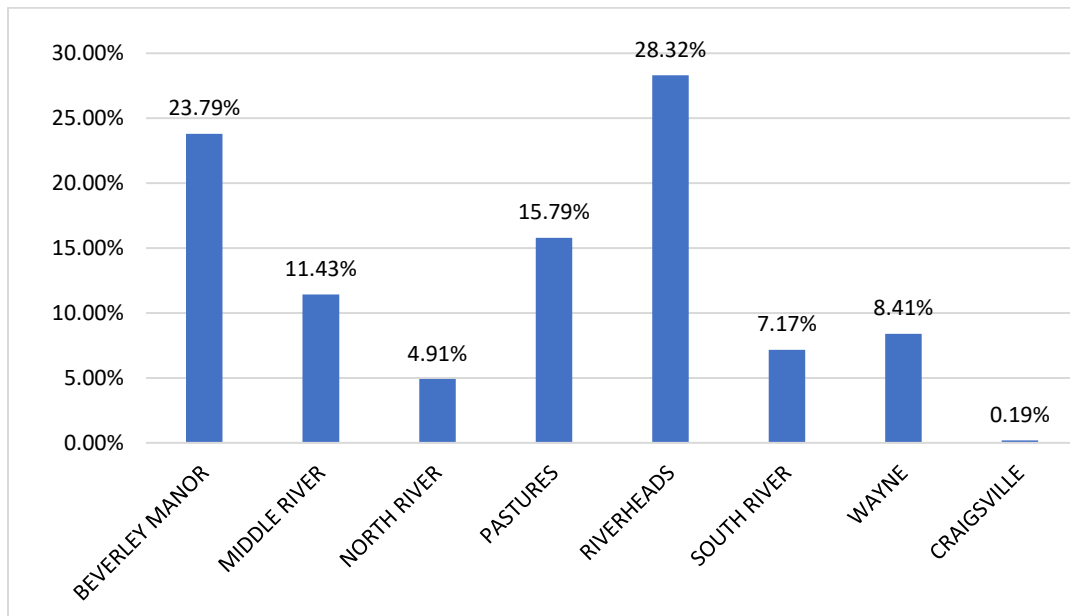


■ BM ■ MR ■ NR ■ P ■ R ■ SR ■ W ■ C

## CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	2021	2022	2021	2022
	No. of Issued Permits		Value of Construction	
BEVERLEY MANOR	125	122	\$176,976,670	\$54,486,789
MIDDLE RIVER	123	127	\$13,565,053	\$26,188,088
NORTH RIVER	129	102	\$12,678,047	\$11,246,849
PASTURES	79	78	\$9,772,973	\$36,164,828
RIVERHEADS	109	129	\$14,478,636	\$64,863,831
SOUTH RIVER	125	159	\$23,622,351	\$16,416,387
WAYNE	147	131	\$51,922,523	\$19,253,214
CRAIGSVILLE	3	3	\$19,197	\$446,631

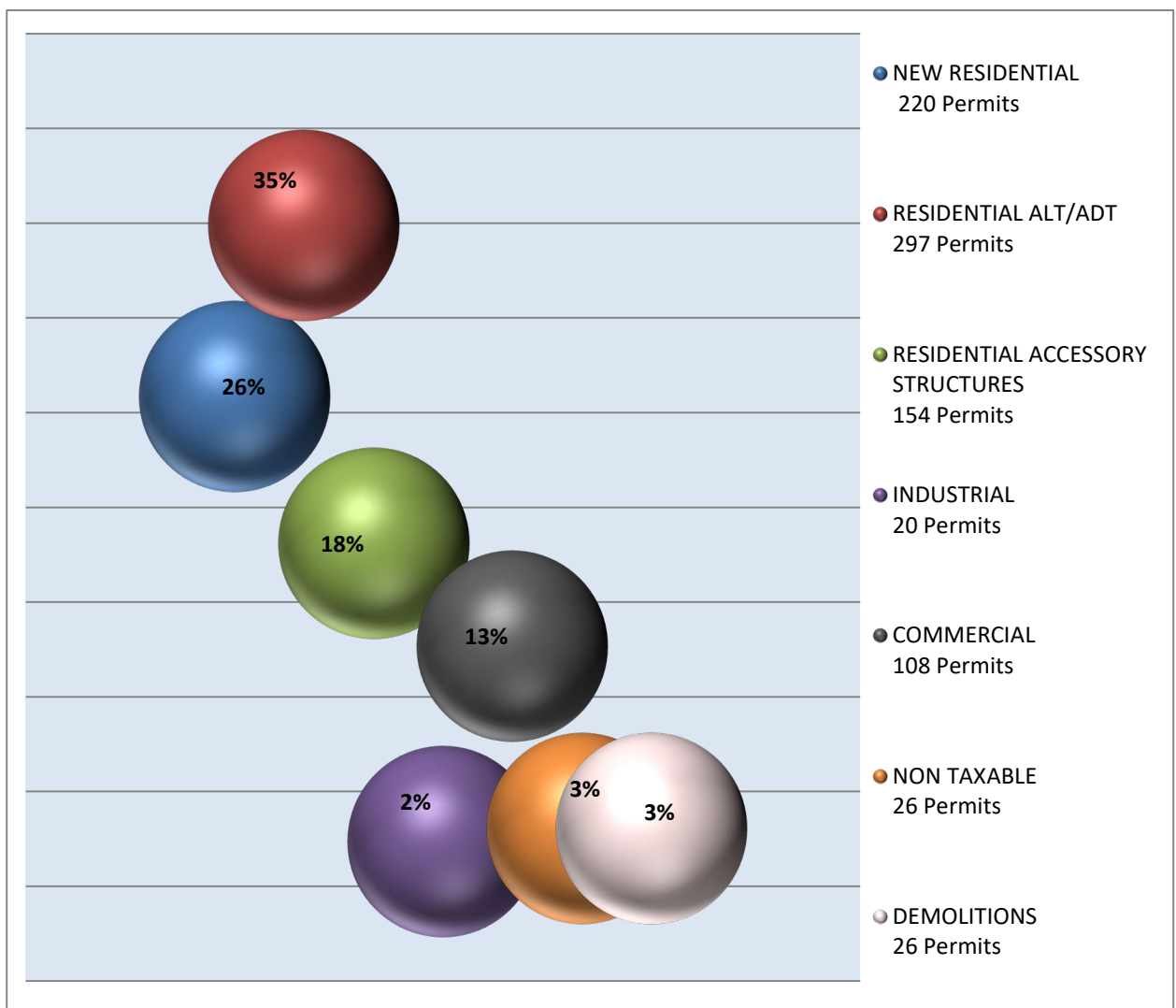
## PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2022



# CONSTRUCTION VALUE BY CLASSIFICATION 2022

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	220	\$68,127,414
RESIDENTIAL ALT/ADT	297	\$13,346,556
RESIDENTIAL ACCESSORY STRUCTURES	154	\$5,737,924
INDUSTRIAL	20	\$39,798,312
COMMERCIAL	108	\$36,976,340
NON TAXABLE	26	\$64,606,171
DEMOLITIONS	26	\$473,900

## PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION



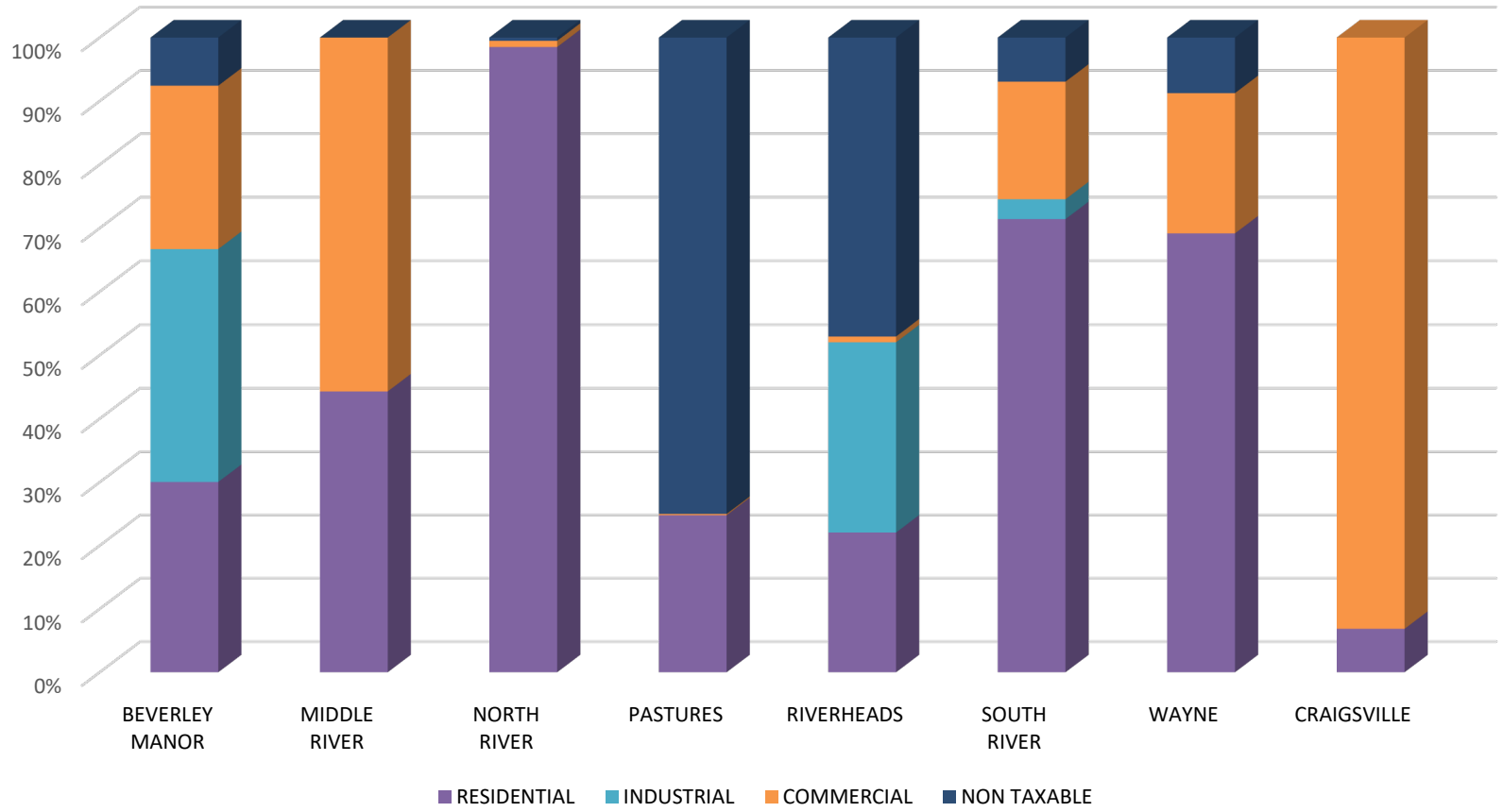
## VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$14,719,830	\$7,587,295	\$8,594,555	\$6,559,053	\$11,884,342	\$8,112,948	\$10,669,391	
RESIDENTIAL ALT/ADT	\$1,217,392	\$3,234,946	\$1,877,459	\$1,610,519	\$1,253,008	\$2,472,365	\$1,650,236	\$30,631
RESIDENTIAL ACCESSORY STRUCTURES	\$320,722	\$775,647	\$593,135	\$785,735	\$1,163,944	\$1,104,292	\$994,449	
INDUSTRIAL	\$19,850,000				\$19,436,172	\$512,140		
COMMERCIAL	\$13,921,023	\$14,585,700	\$110,200	\$73,000	\$590,880	\$3,029,295	\$4,250,242	\$416,000
NON TAXABLE	\$4,102,322		\$57,100	\$27,105,021	\$30,520,485	\$1,137,347	\$1,683,896	
DEMOLITIONS	\$355,500	\$4,500	\$14,400	\$31,500	\$15,000	\$48,000	\$5,000	
<b>TOTALS</b>	<b>\$54,486,789</b>	<b>\$26,188,088</b>	<b>\$11,246,849</b>	<b>\$36,164,828</b>	<b>\$64,863,831</b>	<b>\$16,416,387</b>	<b>\$19,253,214</b>	<b>\$446,631</b>



## TYPE OF CONSTRUCTION BY DISTRICT 2022

Page 9



**NON-RESIDENTIAL VALUED AT \$100,000 AND OVER****BEVERLEY MANOR**

Augusta Dental Properties, LLC	Addition to Dental Office	100,000
Mary Baldwin College	Addition for Air Compressor Enclosure	130,000
Staunton EM 2, LLC	Remodel McDonald's	200,000
McDonald's Corporation	Remodel Restaurant	300,000
Haltigan, James & Donna	Alt./Adt. For Office Space	458,080
Charlottesville Industrial, LLC	Tanks	650,000
Gottemoeller Real Estate, LTD	Remodel for Office & Vehicle Bays	720,000
Charlottesville Industrial, LLC	Conveyor	850,000
Macula, LLC	Shell for Future Tenant Space	957,213
Macula, LLC	Doctors' Office	1,539,135
Panattoni Development Company	Sprinkler System	3,353,000
Blue Ridge Area Food Bank, Inc.	Warehouse/Office Addition	4,000,000
Eagles, LLC	Dealership & Service Shop	4,356,617
CAVA Foods, LLC	Manufacturing Facility	19,850,000

**MIDDLE RIVER**

Valley Self Storage, LLC	Slab for Future Self Storage Warehouse	400,000
Valley Self Storage, LLC	Self Storage Warehouse	400,000
Valley Self Storage, LLC	Self Storage Warehouse	400,000
MMJ Real Estate, LLC	Three Self Storage Units	625,000
Shen. Valley Joint Airport Comm.	Hangar	2,506,350
Shen. Valley Joint Airport Comm.	Hangar	2,906,350
Shen. Valley Joint Airport Comm.	Hangar w/ Storage Addition	7,000,000
Cave Town Properties, LLC	Remodel for Consignment Shop	175,000

**PASTURES**

Augusta County School Board	Buffalo Gap Middle School Addition	27,011,021
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**RIVERHEADS**

Augusta County School Board	Retaining Walls	115,000
Hershey Chocolate of Virginia, Inc.	Temporary Office	230,000
Hershey Chocolate of Virginia, Inc.	Temporary Office	230,000
Hershey Chocolate of Virginia, Inc.	Temporary Office	268,000
Hershey Chocolate of Virginia, Inc.	Sprinkler Alterations	278,700
Hershey Chocolate of Virginia, Inc.	Temporary Office	282,000
Hershey Chocolate of Virginia, Inc.	Temporary Office	283,575
Franklin Holdings, LLC	Remodel for Pharmacy	400,000
Hershey Chocolate of Virginia, Inc.	Loading Dock Addition	650,000
Hershey Chocolate of Virginia, Inc.	Equipment Platform	800,000
Hershey Chocolate of Virginia, Inc.	Remodel for Additional Manuf. Space	1,700,000
Hershey Chocolate of Virginia, Inc.	Addition to Warehouse	14,500,000
Augusta County School Board	Riverheads Middle School Addition	30,403,515

**SOUTH RIVER**

Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000

**NON-RESIDENTIAL VALUED AT \$100,000 AND OVER, CONTINUED**

Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
Paxnfaith Investments, LLC	Detached Garage	400,000
Dayton Hudson Corporation	Conveyor System	500,000
Mountain View Mennonite Church	Alt./Adt. To Church	1,100,000
<b>WAYNE</b>		
HI of Waynesboro, LLC	Replace Roof	131,000
Augusta Health Care, Inc.	Remodel Chapel Area	135,155
Virginia Electric & Power	Relocate Storage Building	150,000
University of Virginia Physicians	Remodel Doctors' Office	175,000
Augusta Memorial Park, Inc.	Mausoleum	269,630
H2 Holdings, LLC	Remodel Lodge	500,000
Virginia Electric & Power	Enlarge Doors in Block Walls	500,000
<b>Augusta Health Care, Inc.</b>	Signs	518,550
Augusta Health Care, Inc.	Remodel for Pharmacy	590,000
Widewaters Fishersville Co., LLC	Finishing Space for Bank	850,000
Ivy Properties, LLC	Finishing Interior of Building to Vanilla Box Stage	920,000
Virginia Electric & Power	Storage Building for Materials & Conference Room	950,000
<b>CRAIGSVILLE</b>		
Town of Craigsville, Virginia	Remodel for Pharmacy	400,000