

COUNTY OF AUGUSTA

Building Inspection Department



2023

Annual Report

FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	2020	2021	2022	2023
<u>BUILDING DIVISION</u>				
No. Bldg. Permits Issued	794	840	851	866
Value New Construction	\$66,551,188	\$273,801,833	\$127,839,590	\$122,793,488
Value Alteration/Repair	\$19,277,258	\$29,233,617	\$101,227,027	\$56,578,651
Fees Collected	\$165,767.65	\$342,072.77	\$256,066.71	\$275,371.66
Total No. of Inspections	2,893	2,799	2,700	2,841
Miles Traveled	25,607	25,790	27,835	27,208
<u>ELECTRICAL DIVISION</u>				
No. Elec. Permits Issued	894	962	940	921
Value of Elec. Work	\$13,630,182	\$14,258,583	\$41,445,528	\$18,640,917
Fees Collected	\$54,517.05	\$77,408.59	\$134,537.01	\$107,254.49
Total No. of Inspections	1,979	1,958	1,855	1,989
Miles Traveled	17,650	18,445	19,225	19,394
<u>PLUMBING DIVISION</u>				
No. Plum. Permits Issued	468	483	472	435
Value of Plumbing Work	\$2,560,914	\$6,038,796	\$16,951,139	\$6,608,066
Fees Collected	\$30,961.80	\$44,864.70	\$59,787.30	\$50,230.00
Total No. of Inspections	1,336	1,316	1,205	1,404
Miles Traveled	11,520	12,027	12,376	13,111
<u>MECHANICAL DIVISION</u>				
No. Mech. Permits Issued	665	707	665	648
Value of Mech. Work	\$8,454,183	\$9,554,295	\$17,717,490	\$12,440,008
Fees Collected	\$38,969.78	\$49,823.18	\$86,221.60	\$65,665.33
Total No. of Inspections	1,189	1,235	1,097	1,186
Miles Traveled	10,583	11,560	11,514	11,344
<u>MANUFACTURED HOMES</u>				
No. MH Permits Issued	61	70	67	62
Value of Homes	\$4,238,706	\$5,769,097	\$5,338,484	\$6,081,632
Fees Collected	\$4,666.50	\$7,420.50	\$9,333.00	\$9,333.00
Total No. of Inspections	165	174	82	142
Miles Traveled	1,407	1,597	850	1,386
<u>SUMMARY</u>				
Total Permits Issued	2,882	3,062	2,995	2,932
Value of All Permits	\$114,712,431	\$338,656,221	\$310,519,258	\$223,142,762
Total Fees Collected	\$294,882.78	\$521,589.74	\$545,945.62	\$507,854.48
Total No. of Inspections	7,562	7,482	6,939	7,562
Total Miles Traveled	66,767	69,419	71,800	72,443
NON TAXABLE CONST.	\$1,632,077	\$1,474,424	\$64,606,171	\$16,259,722

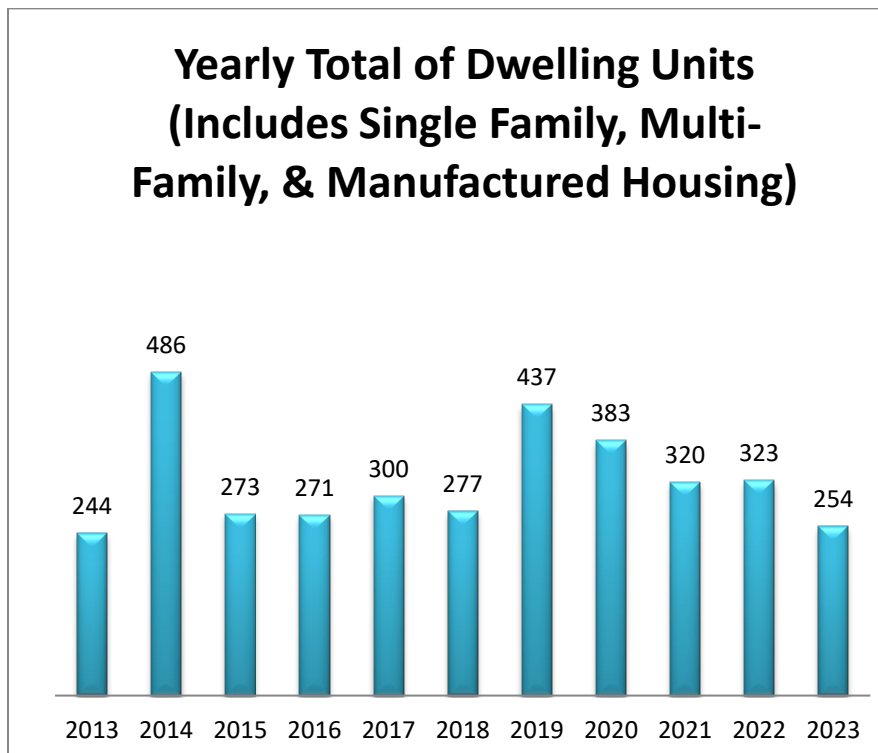
HOUSING UNITS 2023

	NO.	VALUE
SINGLE FAMILY DWELLINGS	176	\$63,274,508
MULTI-FAMILY UNITS	16	\$3,040,000
MANUFACTURED HOME UNITS	62	\$6,081,632
TOTAL ALL DWELLING UNITS	254	\$72,396,140

The number of single family dwelling permits issued decreased from last year's total by 5 units, however; the average value per dwelling increased by \$38,197. The average square footage increased from 2,088 square feet in 2022 to 2,291 square feet in 2023.

Multi-family units decreased, with 16 units as compared to 75 units in 2022. In contrast, average value per unit increased by \$57,080. The average square footage was 1,226 for 2023.

Manufactured home permits decreased in 2023, with five less units than 2022. The average value per unit increased by \$18,412.

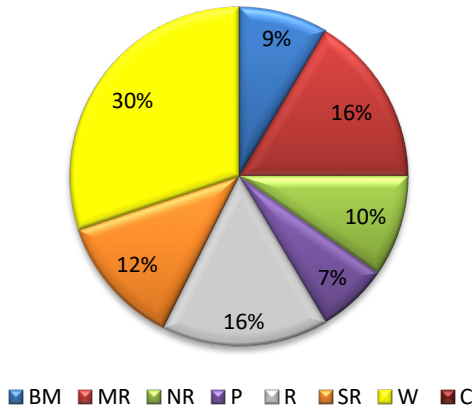




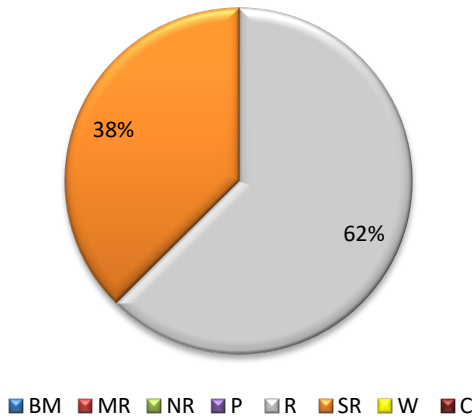
Housing Units By District 2017 - 2023

SINGLE FAMILY	2017	2018	2019	2020	2021	2022	2023	TOTALS
BEVERLEY MANOR	12	11	15	14	17	23	15	107
MIDDLE RIVER	21	19	24	27	29	26	29	175
NORTH RIVER	23	18	23	15	19	22	17	137
PASTURES	24	15	13	24	27	21	12	136
RIVERHEADS	42	38	22	26	37	37	28	230
SOUTH RIVER	34	32	32	30	32	25	22	207
WAYNE	11	19	34	52	27	27	53	223
CRAIGSVILLE								
TOTAL SINGLE FAMILY	167	152	163	188	188	181	176	1,215
MULTI-FAMILY	2017	2018	2019	2020	2021	2022	2023	TOTALS
BEVERLEY MANOR	2	10	6		2	45		65
MIDDLE RIVER								
NORTH RIVER				12		12		24
PASTURES								
RIVERHEADS	12						10	22
SOUTH RIVER	16	7	3	20		18	6	70
WAYNE	38	48	210	102	60			458
CRAIGSVILLE								
TOTAL MULTI-FAMILY	68	65	219	134	62	75	16	639
MANUF. HOMES	2017	2018	2019	2020	2021	2022	2023	TOTALS
BEVERLEY MANOR	18	24	7	14	17	15	26	121
MIDDLE RIVER	20	15	19	27	20	23	17	141
NORTH RIVER	4	6	6	3	12	6	4	41
PASTURES	7	1	2	5	2	6	6	29
RIVERHEADS	6	4	5	4	7	9	6	41
SOUTH RIVER	2	7	6	2	6	1	2	26
WAYNE	4	3	7	4	5	4		27
CRAIGSVILLE	4		3	2	1	3	1	14
TOTAL MANUF. HOMES	65	60	55	61	70	67	62	440
TOTAL ALL UNITS	300	277	437	383	320	323	254	2,294

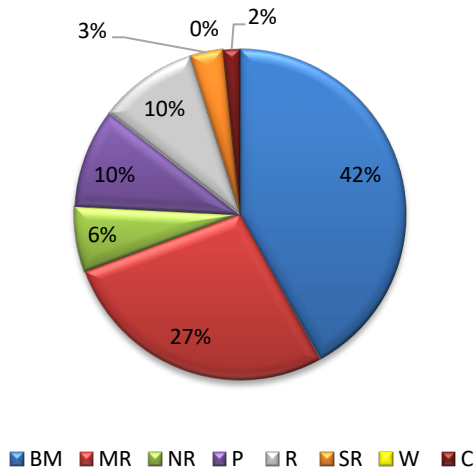
Single Family Dwellings by District 2023



Multi-Family Units by District 2023



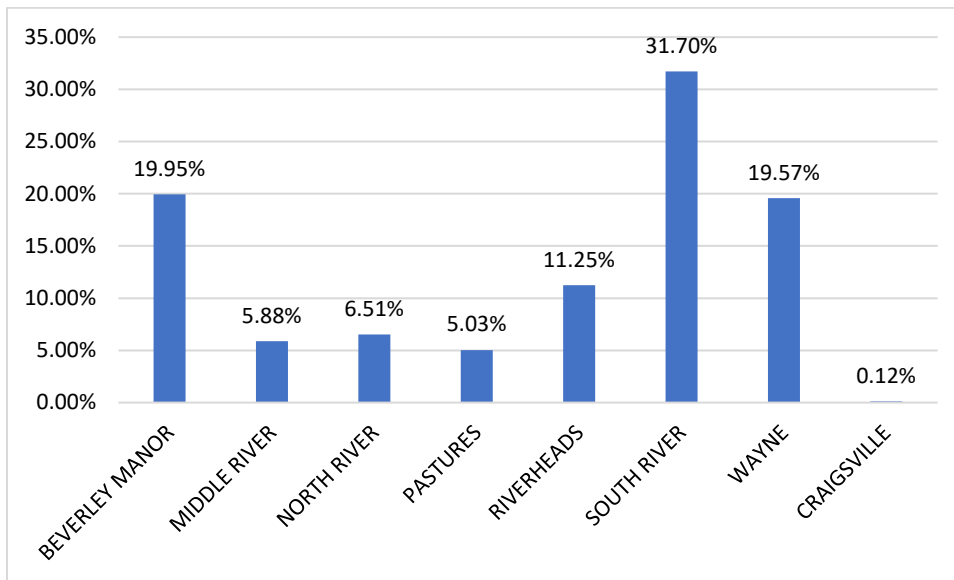
Manufactured Homes by District 2023



CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	2022		2023	
	No. of Issued Permits		Value of Construction	
BEVERLEY MANOR	122	153	\$54,486,789	\$35,779,656
MIDDLE RIVER	127	127	\$26,188,088	\$10,542,831
NORTH RIVER	102	88	\$11,246,849	\$11,679,665
PASTURES	78	80	\$36,164,828	\$9,027,722
RIVERHEADS	129	137	\$64,863,831	\$20,173,518
SOUTH RIVER	159	113	\$16,416,387	\$56,859,394
WAYNE	131	159	\$19,253,214	\$35,099,094
CRAIGSVILLE	3	9	\$446,631	\$210,259

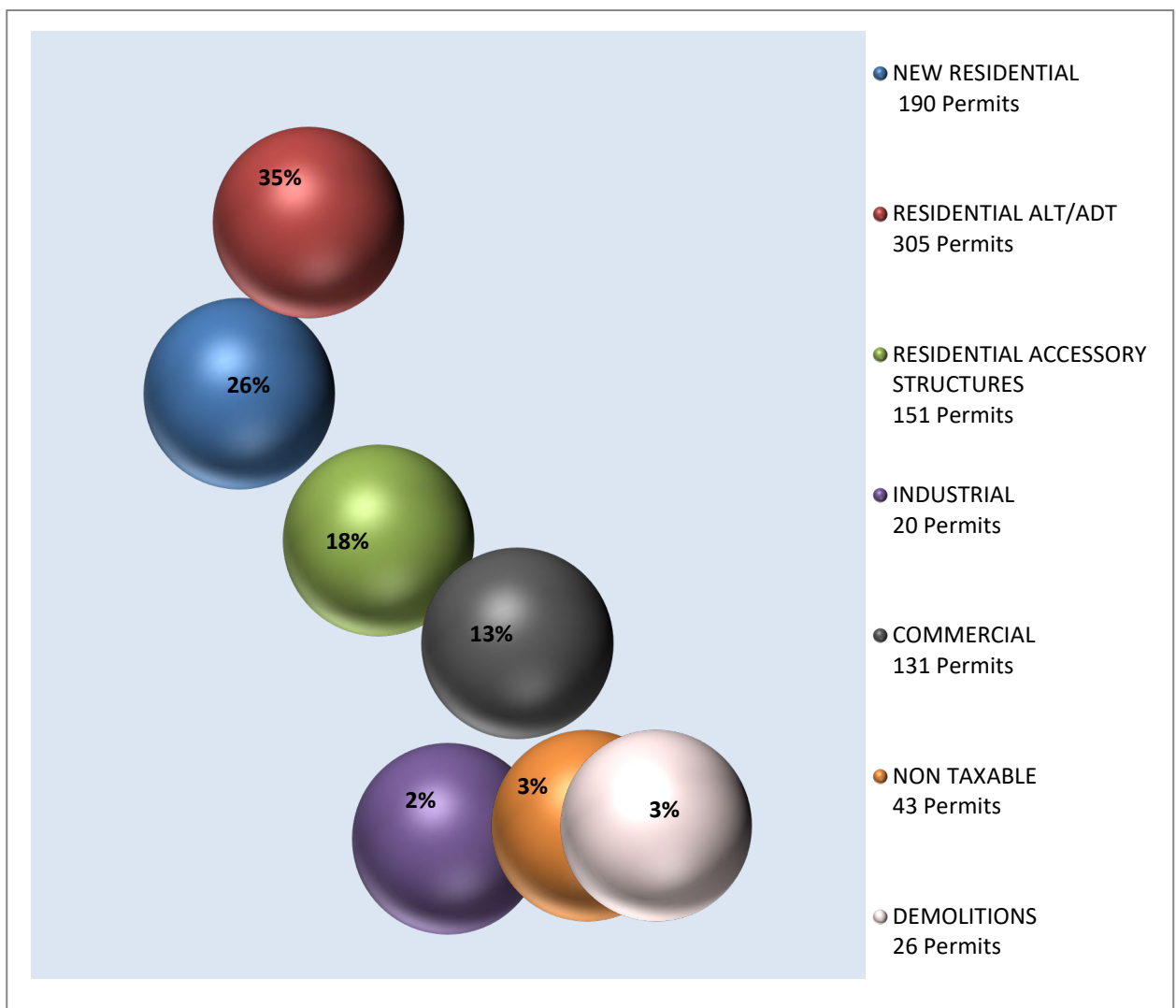
PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2023



CONSTRUCTION VALUE BY CLASSIFICATION 2023

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	190	\$65,651,001
RESIDENTIAL ALT/ADT	305	\$13,162,123
RESIDENTIAL ACCESSORY STRUCTURES	151	\$6,705,263
INDUSTRIAL	20	\$11,170,508
COMMERCIAL	131	\$66,231,415
NON TAXABLE	43	\$16,259,722
DEMOLITIONS	26	\$192,100

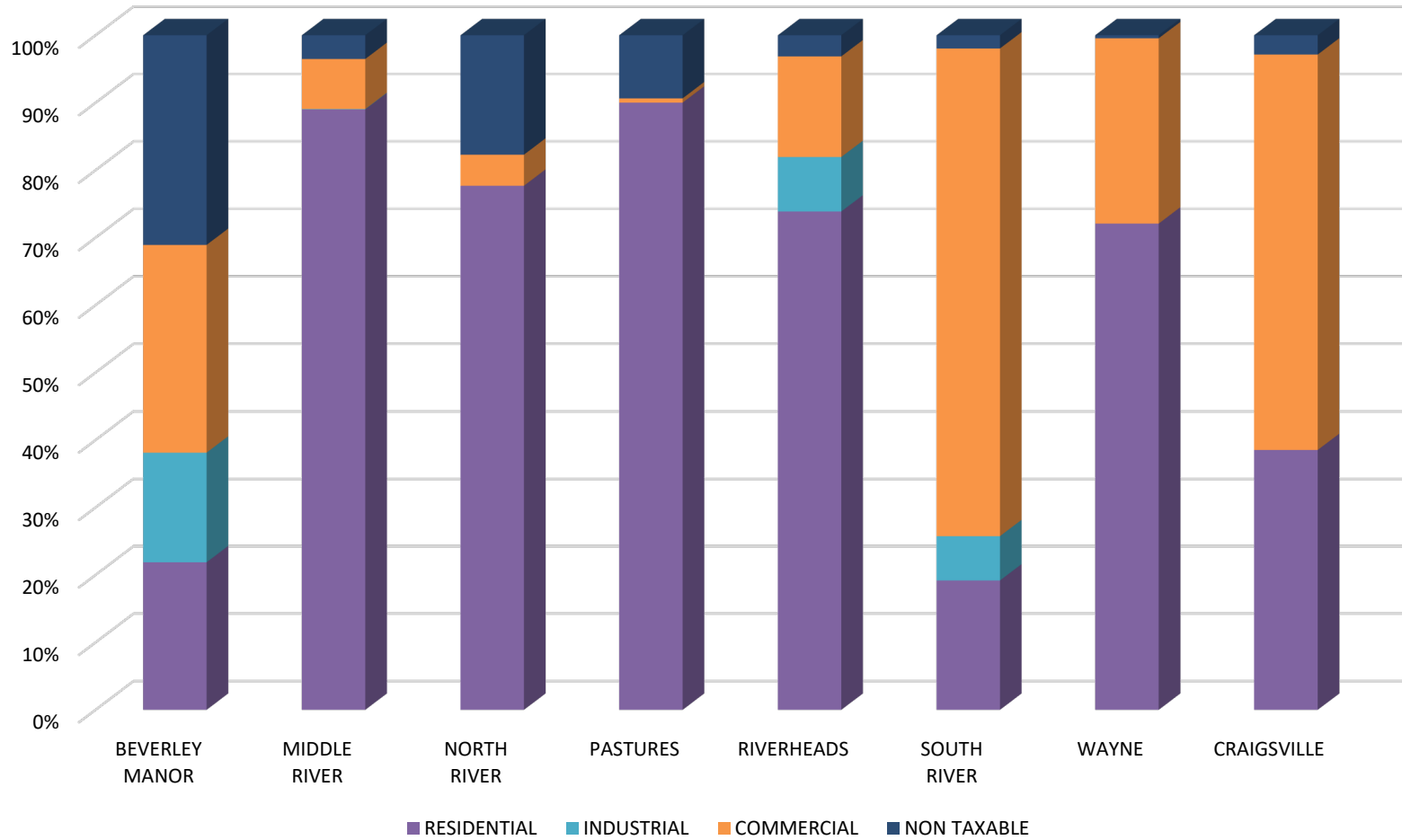
PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION



VALUE OF CONSTRUCTION BY CLASSIFICATION

	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
NEW RESIDENTIAL	\$6,214,900	\$6,527,826	\$6,355,031	\$5,245,960	\$12,527,846	\$8,494,050	\$20,948,895	
RESIDENTIAL ALT/ADT	\$1,280,602	\$2,153,460	\$1,696,524	\$2,194,926	\$1,133,522	\$1,552,524	\$3,241,682	\$46,000
RESIDENTIAL ACCESSORY STRUCTURES	\$310,399	\$690,019	\$1,006,587	\$666,346	\$1,241,412	\$851,805	\$1,103,078	\$35,000
INDUSTRIAL	\$5,800,795	\$6,500			\$1,629,713	\$3,733,500		
COMMERCIAL	\$10,988,721	\$781,026	\$536,900	\$56,850	\$3,009,843	\$41,086,030	\$9,638,786	\$123,259
NON TAXABLE	\$11,091,239	\$370,000	\$2,063,623	\$842,040	\$630,182	\$1,110,485	\$156,153	\$6,000
DEMOLITIONS	\$93,000	\$14,000	\$21,000	\$21,600	\$1,000	\$31,000	\$10,500	
TOTALS	\$35,779,656	\$10,542,831	\$11,679,665	\$9,027,722	\$20,173,518	\$56,859,394	\$35,099,094	\$210,259

TYPE OF CONSTRUCTION BY DISTRICT 2023



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

Charlottesville Industrial, LLC	Tank	100,000
LMU Properties, LLC	Remodel Bank	100,000
Coffman, Richard A. & Coffman Fay	Fin. New Bldg. Started by Prev. Cont.	120,000
Hwy81 Hotel, LLC	Remodel Hotel	160,000
University of Virginia Ph. Group	Remodel to Relocate Pharmacy	175,000
Eagles, LLC	Refacing Building	180,000
Surani, Raheem	Remodel Restaurant	200,000
Augusta Health Care, Inc.	Remodel for OB Waiting Room	200,000
Greenville Ave. Real Estate Trust	Remodel Tenant Space for America's Best	200,000
McQuay, Inc.	Remodel for Refrigerant Testing Area	200,000
Country Landmarks, LLC	Self Storage Warehouse	300,000
CAVA Foods, LLC	Sprinkler System	400,000
ALC, LLC	Starbucks Upfit	475,000
Haltigan, James & Donna	Warehouse w/ Office Space	500,000
McQuay, Inc.	Install Roof Supports	530,000
Verona Land Holdings, LLC	Restaurant	750,000
Fishersville, VA (SWQ Tinkling & Exchange), LLC	New Building-Shell Only	790,000
County of Augusta	Remodel for ECC	875,500
Country Landmarks, LLC	Self Storage Warehouse	1,200,000
Valley Community Services Board	Remodel for Group Home	1,200,000
Augusta County Service Authority	Office Building-Shell Only	1,420,944
Augusta Health Care, Inc.	Remodel 2nd Fl. Lounge & 1st Fl. Laundry Room	1,459,900
Augusta County Service Authority	Finishing Shell for Warehouse & Office	2,500,000
Valley Vocational-Tech. & Ed. Center Assoc.	Addition for Classrooms	2,600,000
County of Augusta	Remodel for Office Space	3,300,000
McQuay, Inc.	Remodel Kitchen & Cafeteria Space	4,200,000
Old Planters, LLC	Change of Use-Bank to Starbucks	500,000
CPE Properties, LLC	Remodel for Future School	500,000
Shamrock Foods Company	Addition to Silo	429,775
Eagles, LLC	Addition for Shop Bays	1,200,000
CPE Properties, LLC	Remodel for Ortho Office	150,000
Augusta Health Care, Inc.	Rem. for Adtl. Heart & Vascular Center Sp.	7,514,000

MIDDLE RIVER

Railside Industries, Inc.	Paint & Mixing Booth	100,000
David Alan Industries, Inc.	Enclose Lean To for Shop Expansion	114,879
Shenandoah Vall. Joint Airport Comm.	Sprinkler System	173,800
Shen. Valley Joint Airport Comm.	Tank	200,000
Weyers Cave Voluntary Fire Co., Inc.	Remodel Fire Dept.	350,000

NORTH RIVER

City of Staunton Public Works	Pump House	2,000,000
Pomphrey, Michelle D.	Garage for Lawnmower Repair Shop	197,000
VR Associates Investments, LLC	Remodel for Restaurant	220,000

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

Augusta County School Board	Sprinkler Alterations	362,520
Augusta County School Board	Sprinkler Alterations	362,520

RIVERHEADS

Kiser, Orvin H., Jr.	Storage Building for Big O' Tree	123,000
Greenville United Methodist Ch., Tr	Replacing Porch	150,000
Hershey Chocolate of Virginia, Inc.	Tank	225,000
Verizon Virginia, Inc.	Alterations to Verizon Building	250,000
Sipapu, LLC	Swimming Pool	274,000
Hershey Chocolate of Virginia, Inc.	Remodel Processing Area	312,870
Augusta County School Board	Sprinkler Alterations	427,975
Hershey Chocolate of Virginia, Inc.	Sprinkler Alterations	428,621
Planters Bank & Trust Co. of VA	Remodel for Starbucks	475,000
JMB Investment Company, LLC	Dollar General	500,000
Hershey Chocolate of Virginia, Inc.	Pump House	650,000
Greenville Station, LLC	Convenience Store	1,200,000

SOUTH RIVER

Stuarts Draft 2387 Hwy. Stat., LLC	Replace Four Tanks	110,000
Verizon Wireless	Tower	200,000
Barley Leasing, LLC	Remodel for Office/Kitchen & Breakroom	320,758
Sherando Methodist Church	Church	1,000,000
Clear Path Communications, Inc.	Storage Bldg. w/ Office Space	1,669,329
McKee Foods Corporation	Addition for Fitness Center	1,800,000
Waynesboro VA Property Owner, LLC	Sprinkler System	1,898,500
Barley Leasing, LLC	Warehouse Addition & Canopies	6,430,000
Rent Anytime Storage, LLC	Self Storage Warehouse	250,000
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Waynesboro VA Property Owner, LLC	Warehouse & Distribution Facility	31,800,000

WAYNE

Bradley, Kenneth Ray, Jr., Inc.	Warehouse	100,000
Dabon Enterprises, LC	Storage Shed for Business	118,700
Diggans, Charles E. & Lauren P.	Office & Storage Bldg. for Fencing Company	150,000
Stashabra, LLC	Remodel Restaurant	200,000
Shields Self Storage, LLC	Self Storage Warehouse	240,964
Shields Self Storage, LLC	Self Storage Warehouse	240,964
Shields Self Storage, LLC	Self Storage Warehouse	240,964
Flow Workspaces, LLC	Change of Use-Event Building	250,000
Dominion Energy	Garage/Shed for Dominion	100,000