

CITY OF SCOTTSDALE  
PLANNING & DEVELOPMENT SERVICES



BUILDING CODES SECTION  
7447 EAST INDIAN SCHOOL ROAD, SUITE 125  
SCOTTSDALE, ARIZONA 85251-3915 (480) 312-2500

APPLICATION FOR ADMINISTRATIVE VARIANCE FROM THE CITY CONSTRUCTION CODES

Date December 17, 2014 Proposed Use HOA STANDARDS GUIDELINES  
Administrative Variance No. 2014-6 Under Construction \_\_\_\_\_  
Plan Review No. \_\_\_\_\_ Existing 30 YR OLD CONDO COMPLEX  
Project Name: VILLAGES 4, WINDOWS AND DOORS GUIDELINE  
Project Address: BOUNDARY Mountain View Rd, N 94 Place, L Purdie Ave, N 93rd Way  
Occupancy Classification: RESIDENTIAL Type of Construction: 2 story, Stucco CONDOS  
Use: RESIDENT FOR 180 HOME OWNERS  
Applicant Name (please print): TONY KAUSTEN  
Applicant Address: 9360 E. PURDIE AVE, # 228, SCOTTSDALE, 85258  
Telephone: 480 661 1654 Email: NAKAUSTEN@SHAW.CA  
Applicant Relationship to Project, Company Name: PRESIDENT, VILLAGES 4, HOA BOARD.  
City Employee Familiar with Project: TOAD PHILLIPS (480) 312-7088

Request is hereby made to the Building Official for a variance from Section R901, TABLE of  
the 2012 International Building Code which requires: (quote the code section here) 702.1.1  
INSULATION AND FENESTRATION REQUIREMENTS  
Climate zone 2 U-factor 0.4 SHGC 0.25

Why does conformance to the code present a problem? (Use attachment if necessary)

HOA CODE RULES ENSURE COMPLIANCE WITH EXISTING  
CODE AND APPEARANCE, WHEN CONSIDERING WINDOWS/DOORS  
REPLACEMENTS. MILLARD STANDARD AL PRODUCT COMPLIES  
WITH APPEARANCE GUIDELINES AND SIFC STANDARDS, BUT  
UNUSUALLY EXCEEDS THE CODE U-FACTOR. TWO OTHER  
PRODUCTS GREATLY EXCEED THE CODE STANDARDS, BUT ARE  
EXCEPTIONALLY MORE EXPENSIVE. (SEE ATTACHMENT B)

What do you propose doing to comply with the intent of the Code? (Use attachment if necessary)

VARIANCE TO U-FACTOR FROM 0.7 TO 0.5 WILL ENABLE HOA  
BOARD TO ENSURE THAT ALL REPLACEMENT WINDOWS MEET  
OUR APPEARANCE STANDARDS AND COMPLY WITH THE INTENT  
OF THE CODE. ALL THREE PRODUCTS WILL BE PERMISSIBLE  
TO OUR OWNERS, AND WE WOULD ALSO ALLOW OTHER PRODUCTS  
IF THEY FULLY COMPLY WITH APPEARANCE AND CODE STANDARDS.  
THIS PROPOSAL WILL PROVIDE COST-EFFECTIVE OPTIONS TO OUR  
HOMEOWNERS, IN THEIR COMPLIANCE WITH BOTH SCOTSDALE  
CODE, AND HOA BOARD RULES. (SEE ATTACHMENT C)

Owner signature

Date

*[Signature]*

President  
VILLAGES 4, HOA Board

Dec 17/2014

Applicant signature (if not the owner)

Title

Date

**DECISION OF THE BUILDING OFFICIAL**

Approved      ( ) Denied      ( ) Approved with Stipulation: \_\_\_\_\_

Basis for Decision: \_\_\_\_\_

Building Official:

*Ed Pease* for  
Michael Clack

Date:

12/22/2014