

**HIBBARD & ROSA ARCHITECTS, L.L.C.**

100 RIVERVIEW CENTER - SUITE 272

292 MAIN STREET

MIDDLETOWN, CT 06457

RECEIVED

MAR 13 2025

Land Use Department

August 21, 2024

Sal Monarca
740 Colonel Ledyard HWY
Ledyard, CT 06339

Re: Building code section 503.1 of the 2021 IBC that states when constructing fire walls each portion of the building separated by the fire wall is considered a separate building. See yellow highlighted area below.

503.1 General

Unless otherwise specifically modified in [Chapter 4](#) and this chapter, [building height](#), number of [stories](#) and [building area](#) shall not exceed the limits specified in Sections [504](#) and [506](#) based on the type of construction as determined by [Section 602](#) and the occupancies as determined by [Section 302](#) except as modified hereafter. [Building height](#), number of [stories](#) and [building area](#) provisions shall be applied independently.

For the purposes of determining [area](#) limitations, height limitations and type of construction, each portion of a building separated by one or more [fire walls](#) complying with [Section 706](#) shall be considered to be a separate building.

Thank-you, in the meantime, if we can be of any assistance to you, please feel free to call.

Sincerely,

Carmelo Rosa

Carmelo Rosa
Architect Principal