



HIBBARD & ROSA ARCHITECTS, L.L.C.

100 RIVERVIEW CENTER - SUITE 272
292 MAIN STREET
MIDDLETON, CT 06457

RECEIVED

MAR 13 2025

August 21, 2024

Land Use Department

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