

# Building Official's Comments

**Date:** 07/30/2025

**Project Address:** 158 Fitch Hill Rd

**Project Name:** Estate of Helen Romano

**Reviewer:** Doug Colter, Building Official

*Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:*

- 1.) It is unclear how far buildings are from the lot lines. Structures closer than 5 feet have certain fire resistive and opening restrictions where a lot line change may require a building permit.
- 2.) The CT State Building Code states in part and material relevance:

**[A] 105.1 Required.**



*Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to move a lot line that will affect any existing building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.*

- 3.) A more detailed survey showing the building setback from the property line is required to make a more accurate determination.

*These comments should be considered a preliminary courtesy review, and not a thorough review under the auspices of the CT State Building Code. These are not exhaustive or limiting comments, do not create an estoppel, and are not an approval. A formal Building Permit application accompanied by Construction Documents per CT State Statutes and the CT State Building Code are required for a formal review, and work is not authorized until a Building Permit is issued by the Building Official. It is the applicant's responsibility to coordinate State and Town requirements at the time of application for approvals.*