

Town of Queensbury  
Building and Code Enforcement

742 Bay Rd  
Queensbury, New York 12804  
518 761-8256

New Residential Building Code Requirements  
**Effective October 3, 2016**

1. Manual S and Manual J now required for HVAC sizing and duct work
2. All cold air returns must be ducted, **no more framing cavities are allowed**
3. Duct Blasting Test is required for all ducts in unconditioned spaces
4. Insulation Inspection is required behind tubs and showers prior to installation of the tub or shower
5. HRV or ERV's are now required to bring fresh air into every new dwelling or addition
6. Blower door tests are now required on all single family homes and additions and must pass the test at 3 air changes per hour
7. Baffling is required at eaves for insulation and behind knee walls to hold insulation in place
8. House wrap seams must be taped and inspected prior to siding installation
9. An air sealing inspection is required prior to the installation of any insulation
10. Attic access hatches must have a gasket seal and insulation must equal insulation value of attic insulation
11. Make up air is required for range hoods over 400 CFM and must be shown on plans
12. R-3 pipe wrap is required on all hot water lines  $\frac{3}{4}$ " or larger
13. **Southern Yellow Pine spans have been decreased by the Residential Building Code table 502.3.1**

14. A continuous header is required over garage door from the intersecting walls for eave line garage doors
15. Garage fire separation on the gable end of the dwelling is allowed to be ½" gypsum, garage fire door only needs to be 20 minute rating
16. If any potential living space (unfinished or not) is located over a garage the ceiling must be 5/8" type X and the walls must be ½" gypsum
17. Any floor construction over a basement must be sheetrocked with ½" gypsum when the floor joist are 2X8 or smaller or any manufactured floor framing is used (ie) floor trusses, TJI's
18. Hurricane clips or fasteners are now required for all roof framing
19. Decks must now have a positive connection to the rim joist with some type of mechanical fastener that must be shown on the plans
20. **Windows must now have child proof locks to prevent windows from opening more than 4" when window sill is less than 24" above a finished floor and/or 72" above the outside grade**
21. All basements with headroom over 6'4" in height are required to have an egress window of 5 square feet or more