

**F233.4.4.1 Alterations to Vacated Buildings.** Where a *building* is vacated for the purposes of *alteration* and the *altered building* contains more than 15 *residential dwelling units*, at least 5 percent of the *residential dwelling units* shall comply with 809.2 through 809.4 and shall be on an *accessible route* as required by F206. In addition, at least 2 percent of the *residential dwelling units* shall comply with 809.5.

**Advisory F233.4.4.1 Alterations to Vacated Buildings.** This provision is intended to apply where a building is vacated with the intent to alter the building. Buildings that are vacated solely for pest control or asbestos removal are not subject to the requirements to provide residential dwelling units with mobility features or communication features.

**F233.4.4.2 Alterations to Individual Residential Dwelling Units.** In individual *residential dwelling units*, where a bathroom or a kitchen is substantially *altered*, and at least one other room is *altered* the requirements of F233.4.1 shall apply to the *altered residential dwelling units* until the total number of *residential dwelling units* complies with the minimum number required by F233.4.1.1 and F233.4.1.2. *Residential dwelling units* required to comply with F233.4.1.1 shall be on an *accessible route* as required by F206.

**EXCEPTION:** Where *facilities* contain 15 or fewer *residential dwelling units*, the requirements of F233.4.1.1 and F233.4.1.2 shall apply to the total number of *residential dwelling units* that are *altered* under a single contract, or are developed as a whole, whether or not located on a common *site*.

**Advisory F233.4.4.2 Alterations to Individual Residential Dwelling Units.** Section F233.4.4.2 uses the terms “substantially altered” and “altered.” A substantial alteration to a kitchen or bathroom includes, but is not limited to, alterations that are changes to or rearrangements in the plan configuration, or replacement of cabinetry. Substantial alterations do not include normal maintenance or appliance and fixture replacement, unless such maintenance or replacement requires changes to or rearrangements in the plan configuration, or replacement of cabinetry. The term “alteration” is defined in Section F106 of these requirements.

**F233.4.5 Dispersion.** *Residential dwelling units* required to provide mobility features complying with 809.2 through 809.4 and *residential dwelling units* required to provide communication features complying with 809.5 shall be dispersed among the various types of *residential dwelling units* in the *facility* and shall provide choices of *residential dwelling units* comparable to, and integrated with, those available to other residents.

**EXCEPTION:** Where multi-story *residential dwelling units* are one of the types of *residential dwelling units* provided, one-story *residential dwelling units* shall be permitted as a substitute for multi-story *residential dwelling units* where equivalent *spaces* and amenities are provided in the one-story *residential dwelling unit*.

## F234 Amusement Rides

**F234.1 General.** *Amusement rides* shall comply with F234.

**EXCEPTION:** Mobile or portable *amusement rides* shall not be required to comply with F234.