



**To: All Property Owners**

**Re: Replacement of Ceiling Light Fixtures with Ceiling Fans**

The retrofit of ceiling fans can create conflicts with the building codes and housing codes. Some of the issues to be considered are:

- ◆ Removal of the required switched ceiling light fixture means that the retrofit fan must also have a light fixture accessory kit.
- ◆ Only electrical outlet boxes listed for use with ceiling fans shall be permitted as the sole means of support for a ceiling fan 35 pounds or less.
- ◆ Ceiling fans exceeding 35 pounds must be supported independently of the electrical outlet box.
- ◆ Smoke alarms may be installed in the near vicinity of ceiling fans only if specifically approved by the manufacturer's installation instructions.
- ◆ Smoke alarms less than 3 feet from the outer portion of ceiling fans should be relocated as far from the ceiling fans as physical limitations allow.
- ◆ Battery smoke alarms are easily relocated but "hard wired" smoke alarms usually have to be moved parallel to the ceiling framing members or be connected by surface-mounted conduits.

City of Iowa City  
Housing and Inspection Services