

March 1, 2021

ALUMINUM WIRING CONNECTION UPGRADE REQUIRED ASSOCIATION'S DEADLINE FOR COMPLETION – NOVEMBER 1, 2021

Sherrod Parker, Millers Mutual Insurance Risk Services Leader, was a guest speaker at the Board Meeting on Tuesday, January 19, 2021. The presentation he gave regarding the Dangers of Aluminum Wiring is available at www.crossfoxcondos.org.

Mr. Parker has reviewed the information the Association has provided to the community (available at www.crossfoxcondos.org) regarding the requirement to upgrade all aluminum connections (light switches, outlets, receptacles, wall fixtures (overhead lights/fans), wall panels) with the COPALUM or the AlumiConn method. Mr. Parker found the information to be accurate and comprehensive. **Mr. Parker confirmed COPALUM and AlumiConn are the only acceptable upgrade for the aluminum connections.**

The insurance carrier has confirmed a one-year extension until February 1, 2022 for aluminum wiring upgrades to be made in all units (homeowner responsibility) and common areas (Association responsibility). **The Association's deadline for completion is November 1, 2021 in order for all documentation to be complied and presented to the insurance company in advance of renewal of the Master Policy on February 1, 2022.**

Electricians recommended by neighbors are available under 'Hired Help' on the Cross Fox website - www.crossfoxcondos.org. Owners are responsible to vet their own electrician. The Cross Fox Board nor CVI are licensed electricians and cannot advise past the information already presented to owners.

Bottom line:

This work has to be done and it is costly.

Homeowners need to plan for it and move forward as soon as possible.

WHAT DO I NEED TO SUBMIT TO PROVE THE WORK IS DONE?

Submit the following to Marie Gatti, CVI Community Administrator, at mgatti@cviinc.com

- 1) Signed Acknowledgement Form (at the bottom of *Aluminum Wiring is Required to be Repaired by 2021 – August 2020*). This has been forwarded in the past, is enclosed again for your convenience and is available at www.crossfoxcondos.org – Aluminum Wiring Confirmation
- 2) Paid receipt (not a quote or invoice) notating your Cross Fox address where the work was completed, and details of the work done.

Managed by:

CVI • 6300 Woodside Court, Suite 10 • Columbia, MD 21046-3212 • 301-596-2600

March 1, 2021 - FAQs

WHY DO I NEED TO UPGRADE MY ALUMINUM WIRING CONNECTIONS?

The aluminum wiring itself is not a problem; aluminum conducts electricity safely, however connections (light switches, outlets, receptacles, wall fixtures (overhead lights/fans), wall panels) containing aluminum wiring become increasingly dangerous over time. Poor connections cause wiring to overheat, creating a potential fire hazard. Insurance carriers are requiring these connections be upgraded.

Without the upgrade, the Master Insurance Policy premium will skyrocket and/or the condo may become un-insurable. These publications are posted on www.crossfoxcondos.org

- The insurance standard is explained in detail in the US Consumer Products and Safety Commission's Aluminum Wiring Repair publication - <https://www.cpsc.gov/s3fs-public/516.pdf>
- Millers Mutual, the Master Policy Insurance Carrier, has also provided information in "Dangers of Aluminum Wiring" and "Millers Aluminum Wiring Presentation".

WHAT NEEDS TO BE UPGRADED?

All connections (light switches, outlets, receptacles, wall fixtures (overhead lights/fans), wall panels) containing aluminum wiring.

WHAT METHODS CAN I USE TO UPGRADE?

Only three methods for a permanent repair of the aluminum wiring are acceptable:

- 1) Complete Replacement
- 2) COPALUM Method of Repair
- 3) AlumiConn Connector

These methods cannot be used to meet the requirement:

- CO/LAR rated devices are an emergency/temporary repair option and cannot be used for permanent repair.
- "Pig-tailing" using an antioxidant compound (such as Noalox Antioxidant Compound, Garder Bender Ox-Gard Antioxidant, Burndy Penetrox Oxide-Inhibiting Joint Compound, etc.) is not a permanent repair for aluminum wiring.

HOW MUCH DOES IT COST?

\$850-\$3,500 (average) depending on the size of the home for COPALUM and AlumiConn.
\$7,300 or more for complete replacement.

WHO CAN I GET TO DO THE WORK?

A licensed electrician specializing in aluminum connections upgrades using COPALUM or AlumiConn.

- A list of electricians Cross Fox Owners have used/recommended are on the website: <https://www.crossfoxcondos.org/hired-help>
- Owners are responsible to vet their own electrician.
- Electricians are responsible for all permits, certifications, etc. required by the State or County to complete the work.