

## **ALUMINUM WIRING UPGRADE REQUIRED IN 2021**

### **MORE INFORMATION & FAQs - DECEMBER 2020**

**We would like to share more information about the Aluminum Wiring Upgrade which is required in 2021 by the Association's Master Policy Insurance Carrier.**

#### **WHY DO I NEED TO UPGRADE MY ALUMINUM WIRING CONNECTIONS?**

The aluminum wiring itself is not a problem; aluminum conducts electricity safely, however connections in outlets, switches and light fixtures 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.

- 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>
- Miller's Mutual, the Master Policy Insurance Carrier, has also provided information in "Dangers of Aluminum Wiring". (Enclosed)
- These publications are posted on the Cross Fox Website at [www.crossfoxcondos.org](http://www.crossfoxcondos.org)

#### **WHAT NEEDS TO BE UPGRADED?**

All light switches, outlets, and receptacles (can/recessed lights, ceiling mounted fans).

#### **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 meeting the requirement:**

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

#### **HOW MUCH DOES IT COST?**

\$850-\$3500 (average) depending on the size of the home for COPALUM and AlumiConn. 7,300 or more for complete replacement.

**Managed by:**

---

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

## WHO CAN I GET TO DO THE WORK?

Use a licensed electrician who specializes in updating aluminum wiring connections using COPALUM or AlumiConn.

- A list of electricians Cross Fox Qwners have used/recommended are on the website: <https://www.crossfoxcondos.org/hired-help>
- If you have an electrician to recommend to your neighbors, forward the information to [mgatti@cviinc.com](mailto:mgatti@cviinc.com)

## WHAT IS THE DIFFERENCE BETWEEN COPALUM AND ALUMICONN?

- The **COPALUM** crimp method is the process of attaching a short section of copper wire to the ends of existing aluminum wiring using a metal COPALUM connector. The COPALUM connector is crimped using a special crimping tool that cold-welds the connector shut.
- **AlumiConn** is a lug style connector with three separate ports to eliminate intermixing of conductors. It coats aluminum wires with a thin layer of silicone sealant to provide resistance from oxidation and uses set screws to break up surface oxides and provide a secure mechanical connection.

## DEADLINE FOR COMPLETION?

The Master Insurance Policy renews February 2021. Renewal rates have not been received to date and may be impacted. A request for an extension has been submitted to the insurance carrier and they have stated they will “work with us” in 2021. A specific deadline has not been provided. As more information becomes available, it will be forwarded to the community.

### **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](mailto: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 for your reference and also available at [www.crossfoxcondos.org](http://www.crossfoxcondos.org)
- 2) Paid receipt (not a quote or invoice) notating your Cross Fox address where the work was completed and details of the work done.