

# Cross Fox Condominium, Inc.

Columbia, Maryland

## ALUMINUM WIRING IS REQUIRED TO BE REPAIRED BY 2021

AUGUST 2020

Dear Cross Fox Owners:

When Cross Fox was constructed in the 1970's aluminum wiring connections were used at all light switches and outlets. It was an accepted practice and complied to building codes at that time. Due to the discovered fire potential of this practice code was changed. It is now required that aluminum wiring connections such as these be repaired using AlumiConn or CopAlum<sup>2</sup>. The other alternative is to have the aluminum wiring replaced entirely. Previously "pig-tail" repairs were an acceptable solution to this issue. However, that type of repair is now non-conforming and must be updated to the AlumiConn or CopAlum method. **Cross Fox's insurance company is requiring that all owners make these necessary repairs to their electrical wiring as soon as possible. Failure for the owners to do so will greatly increase the insurance premiums for Cross Fox or even make the Association un-insurable.**

Beginning around the year 2007, Cross Fox Condominium started notifying owners about the aluminum wiring issue in the condominiums. There is also information on Cross Fox's website at [www.crossfoxcondos.org](http://www.crossfoxcondos.org) regarding this matter. It is imperative that owners take the time to contact their electrician to have the aluminum wiring repaired using AlumiConn, CopAlum<sup>2</sup> or replaced entirely. We are in contact with Cross Fox's insurance company to obtain a deadline on when this work will need to be completed. This could be by early 2021. **Owners selling their units must provide information to CVI and the potential buyer that the aluminum wiring has been repaired prior to selling. If an owner does not provide this report, it will be noted in the Resale Package.**

It is recommended you obtain three proposals from certified licensed electricians. If you have a preferred electrician or have already used an electrician for this work, please provide us with the name and contact information for the company so we can pass it along to your neighbors. The Board reached out to Eagle Electrical Services, Paradise Construction and Hawkins Electrical and obtained price ranges from \$850 for a 1 Bedroom AlumiConn repair up to \$7,300 for a complete wiring replacement in a townhouse.

**If owners fail to make these repairs and provide documentation, Cross Fox Condominium will have no choice but to exercise the Association rights within the Documents to enter and perform the repairs and invoice the owner for all costs incurred.**

If you have already had your unit's wiring repaired by a licensed electrician, please indicate that information below and provide a copy of the scope of work that was performed.

[ ] My Condominium \_\_\_\_\_ unit's aluminum wiring was  
Address \_\_\_\_\_  
repaired by \_\_\_\_\_ using **AlumiConn** or **CopAlum** on or about \_\_\_\_\_.  
Name of Electrician \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return this form and your contractor's scope of work to [mgatti@cviinc.com](mailto:mgatti@cviinc.com) or [mfowler@cviinc.com](mailto:mfowler@cviinc.com). If you have any questions please contact Marie Fowler, Community Manager, CVI at 301-596-2600 ext. 4210.

## Related information:

“The **wiring** itself isn't a problem, **aluminum** conducts electricity safely. The trouble is at the connections. The U.S. Consumer Product Safety Commission (CPSC) reports that **homes with aluminum wiring** are 55 times more likely to have “fire hazard conditions” than **homes** wired with copper.” (Family Handyman)

“Completely rewiring your home isn't practical in most situations—it means tearing into walls and ceilings. But an electrician can make the connections safe by adding a short section of copper wire to the end of each aluminum wire. That way, copper rather than aluminum will be connected to each switch, outlet, or other device. COPALUM connectors are preferred by the CPSC, but they require a trained contractor and a special tool. **AlumiConn** is another brand that can be purchased from online suppliers. These connectors can be installed by any trained electrician but may require that existing junction boxes be replaced with larger ones to make room for the connectors.” (Family Handyman)

1 **Aluminum** wiring pigtails safeguard against the risk of fire in homes where **aluminum** wired homes show indications of failure and overheating at termination points. ... **Aluminum** wiring pigtails fix the potential problem of overheating that arises from weaker connections and/or the use of incompatible devices. (NOTE: THIS IS NO LONGER AN ACCEPTED REPAIR)

2 **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.

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.