

## **Frequently Asked Questions about Aluminum Wiring Remediation**

### **Why is aluminum wiring considered to be unsafe?**

The US Consumer Product Safety Commission released a report in June 2011 citing the hazards of non-remediated aluminum wiring. In that report, the CPSC also approved of only three methods of “permanent repair” for aluminum wiring. These included: Complete replacement with copper cable; COPALUM method of repair: and AlumiConn Connectors.

You can find more information here:

<https://condoinsure.com/resources/aluminum-wiring-remediation/>

### **Why is the AlumiConn method of repair the only acceptable one?**

Insurance companies have largely followed the CPSC guidelines, though they have only started strictly enforcing this during the past few years.

Due to costs, rewiring with copper wire is often unreasonable. Also, at this time, there are very few electrical contractors, if any, in this region that are certified to do COPALUM repairs.

Therefore, the AlumiConn repair method is most reasonably priced that is also accepted by many insurance companies.

### **Do we have to use the Association’s approved contractor?**

No. However, you MUST ensure that your contractor is licensed, insured, and is able to repair your aluminum wiring with the AlumiConn method.

### **What are the acceptable forms of proof that AlumiConn repairs have been completed?**

**Insurance underwriters will require one of the following for ALL Units:**

- 1) Signed statement on a licensed electrical contractor letterhead noting the date and type of remediation. It MUST note that the remediation method was AlumiConn.
- 2) Paid invoice from an electrical contractor showing AlumiConn remediation was completed and the date.
- 3) Inspection report from either an electrical engineer (stamp required) OR County/municipality inspector showing date of inspection and that AlumiConn remediation was completed.

### **What happens if all Unit Owners do not comply?**

The Association’s insurance rates may increase exponentially and/or underwriters will add exclusions for losses related to aluminum wiring. All Owners will bear the burden of these insurance costs.