



WATERGATE AT LANDMARK
CONDOMINIUM UNIT OWNERS ASSOCIATION

211 Yoakum Parkway, Alexandria, Virginia 22304
www.watergateatlandmark.com
703-370-7000

December 17, 2021

RE: Federal Pacific Electric (FPE) Panel Boxes

To Whom It May Concern:

The current Federal Pacific Electric (FPE) electrical panel boxes that were installed at Watergate at Landmark from 1973-1978 were UL approved. They were inspected and code complaint at the time of installation.

The City of Alexandria's Code Administration Department has reiterated this finding in a February 19, 2015 email. (Copy attached) In that letter they state that the panels have not been recalled by the Consumer Product Safety Commission. To date the City of Alexandria has not issued any notification requiring that these panel boxes be replaced.

Watergate's current electrical contractor (who has been serving our electrical needs for over 30 years) is also not aware of any recall of the small frame "Stab-lok" breakers that are used in the panel box.

The only recall notice that Watergate at Landmark is aware of, and has acted upon, was for the 480 volt large frame breakers that were used in the Switchgear Room main electrical panel boxes.

Furthermore, Watergate at Landmark has no history of any fires or failures as a result of the use of these particular electrical panel boxes.

The Board of Directors, at the January 2012 Meeting, approved using the Siemens ES Series load center as the recommended standard for all future replacement of the in-unit electric circuit breaker panel. If an Owner wants to replace the panel it would be at their cost and must be scheduled through the Director of Facilities.

I have attached a copy of the email from the City of Alexandria code Administration which includes information from the Consumer Product Safety Commission regarding general safety precaution advice to consumers concerning circuit breakers and fuses.

Should you need any further assistance, please feel free to contact me at (703) 370-7000.

Sincerely,

Greg Gardner, CMCA, AMS, PCAM
General Manager
Watergate at Landmark Condominium
Unit Owners Association

From: Gregg Fields [mailto:Gregg.Fields@alexandriava.gov]

Sent: Thursday, February 19, 2015 12:57 PM

To: Stephen Wright <gm@watergateatlandmark.com>

Cc: John Catlett <John.Catlett@alexandriava.gov>; William King <William.King@alexandriava.gov>; Chris Evans <Chris.Evans@alexandriava.gov>; Russell Furr <Russell.Furr@alexandriava.gov>

Subject: RE: Federal Pacific Electric Panels -- IMMEDIATE Resolution Needed for Safety Concerns -- Deadline 2/18/2015 by 5:00 PM

Steve,

We have not found information that would cause us to issue a code violation. The Federal Pacific electric panels were code compliant at the time they were installed. In addition, they have not been recalled by the Consumer Product Safety Commission (CPSC). However, if the home inspector has specific information that the installation is not in compliance with the code, then please bring this information to our attention for further investigation.

I believe John Catlett met with your HOA May 9, 2012 to clarify this issue as part of a larger conversation of ongoing work out there.

There is much information published regarding these electric panels; therefore as a safety precaution, you may want to send the following information from the CPSC regarding the panels. The Consumer Product Safety Commission launched an investigation into this in June 1980 and closed the investigation two years later. While the Commission is concerned about the failure of these FPE breakers to meet UL calibration requirements, the Commission is unable at this time to link these failures to the development of a hazardous situation.

The Commission advises consumers to take certain safety precautions with all circuit breakers and fuses. Consumers should:

- *Know your electrical circuit. Know which outlets and products are connected to each circuit.*
- *Never overload any electrical circuit by connecting too many products to the circuit. Be particularly careful not to connect several products that demand high current (such as heating appliances) to a low amperage circuit.*
- *Comply with local building codes in wiring or adding electrical circuits. Make sure the wiring and devices used in the circuit are connected to a circuit breaker or fuse of the proper size.*
- *Immediately disconnect any electrical product if problems develop. Have the product examined by a competent repair person.*
- *Investigate to determine why a fuse blows or circuit breaker trips. Do not simply replace the fuse or reset the breaker. If a fuse blows or breaker trips, it is often a warning that the circuit is overloaded. Check the circuit for causes of overloading (for example, too many appliances plugged in, a malfunctioning product, a short circuit). When in doubt, consult a licensed electrician.*

I have provided a link to this information for your use, <https://www.cpsc.gov/Newsroom/News-Releases/1983/Commission-Closes-Investigation-Of-FPE-Circuit-Breakers-And-Provides-Safety-Information-For-Consumers/>.

Thank you,

Gregg Fields

Acting Director

Code Administration

Alexandria, Virginia

703-746-4185