

**From:** Gustine, Chad <CGustine@sandiego.gov>  
**Sent:** Tuesday, September 10, 2024 12:45 PM  
**To:** mvhoa@mvhoa.org  
**Cc:** assistant@mvhoa.org  
**Subject:** RE: [EXTERNAL] Electrical Panels Zinsco Panels

Good Morning Ed,

I have recently received the same questions from other property owners. It seems like insurance companies are really pushing to have this problematic equipment replaced. The points made below are all appropriate considerations. Today, we are enforcing the 2022 California Electrical Code. There are several code sections that apply:

110.9 Interrupting Rating

110.10 Circuit Impedance, Short-Circuit Current Ratings, and Other Characteristics

110.26 Spaces About Electrical Equipment

240.24 Location in or on Premises

240.24 is the requirement which promotes the most questions.

240.24(D) Not in the Vicinity of Easily Ignitable Material Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as clothes closets.

Contractors ask: What if the existing sub-panel is installed in a clothes closet, must it be relocated? Answer: No, we do not require the sub-panel to be relocated when the scope of work is simply replacing the existing sub-panel. Exception: I do recommend that the panel be simply reversed if the opposite side of the wall is for example, a bedroom wall.

Hope this helps!

*Respectfully,*

**Chad Gustine**

Senior Electrical/Fire Alarm Inspector

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**From:** mvhoa@mvhoa.org <mvhoa@mvhoa.org>

**Sent:** Monday, September 9, 2024 2:41 PM

**To:** Gustine, Chad <CGustine@sandiego.gov>  
**Cc:** 'Ed Woods' <mvhoa@mvhoa.org>; assistant@mvhoa.org  
**Subject:** [EXTERNAL] Electrical Panels Zinsco Panels

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Chad,

My HOA is requiring our homeowners to make sure that they do not have Zinsco panels in the house, due to insurance reasons and the fact they are have been deemed a fire/hazard risk. Many of the contractors have reported that in some cases the panels may need to be moved. Some homeowners have reported other wise. Can you please clarify this and the questions below for me so that I may help our owners in possibly reducing the costs and potentially saving them some money?

### **Should I Upgrade My Electrical Panel?**

Knowing the signs of a failing electrical panel can help you avoid serious electrical issues, including fire hazards

### **What Are the Codes Regulating Electrical Panel Locations?**

Before you install or relocate your electrical panel box, you'll need to follow the regulations set forth by the [National Electric Code \(NEC\)](#). The NEC 110.26 states that the electrical panel and equipment must be placed in a location with proper clearance around them There should be at least a 3 feet clearance in front of the electrical panels. These standards provide safety guidance for preventing fires. Consider these requirements:

#### **Accessible**

Make sure the area around your electrical panel is clutter-free. There must be 3 feet of clearance in front of your electrical panels, and the door must be able to open at least 90 degrees. Move any boxes or objects that obstruct your view.

- Ensure a washer or dryer doesn't block your electrical panel.
- Place your panel box in a large, walkable room (no tiny crawl spaces).
- Never block the electrical panel—especially if you're storing large items or doing home remodeling.

#### **Reachable**

Position your electrical panel so that all the adults in your household can reach every circuit breaker. The NEC advises that the highest circuit breaker should not exceed a height of 6 feet and 7 inches.

#### **Available to All Occupants**

It's important for everyone living in your home—and emergency professionals—to have immediate access to your electrical box.

- Don't place any locks on the door to your electrical panel or the room housing the electrical panel.
- If you have an outdoor electrical panel, ensure it's free of snow and debris.
- Make sure everyone in the home knows the location of your electrical box. You can perform a mock fire drill with your family so everyone knows the ins and outs of your electrical panel.

Thank you,

Ed Woods  
Mesa Village Manager  
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858-566-0231 Fax  
858-566-0244 ext 3 Maintenance Office



Please note Lupe our maintenance supervisor handles the scheduling of workorders and it is currently taking about 5-6 weeks to get to a work order. You can contact Lupe at 858-566-0244 ext 3 or by email at (Lupe Baltazar ([maintenance@mvhoa.org](mailto:maintenance@mvhoa.org))).