

## Campus Housing Policies

---

Violations of the following will be handled according to the conduct/disciplinary process outlined in this document and the *WSU Code of Student Conduct*, available at <http://www.wright.edu/students/judicial/conduct.html>.

### **Alcoholic Beverages**

#### ***Student Alcohol Policy***

Wright State University prohibits the use of alcohol that is inconsistent with state, local, or university regulations. The university will enforce all state and local laws relative to the consumption of alcohol. Students are advised that Section 4301.632 of the Ohio Revised Code states that "...no person under the age of 21 years of age shall order, pay for, share the cost of, or attempt to purchase any beer or intoxicating liquor, or consume any beer or intoxicating liquor, either from a sealed or unsealed container or by the glass or by the drink, or possess any beer or intoxicating liquor, in any public or private place." The complete text of state liquor law and related regulations can be found in the Ohio Revised Code. The university permits the use of alcoholic beverages in licensed university facilities and at policy-specified social events. The misuse or abuse of alcohol will not be tolerated on campus. Violation of state laws, local laws, or university policy may result in disciplinary action. Additionally, the appropriate law enforcement authorities may be contacted. Violators will be subject to university sanctions, which may include suspension from the university and/or referral for treatment. This policy also applies to any location where university-related activities occur or when using university vehicles, or when using private vehicles on university business.

#### ***Student Alcohol Policy in the Residential Communities***

- 1) All appropriate university, local, and state regulations, as well as the following govern the use of alcohol in the residential communities:
  - a) A resident of legal drinking age may possess and consume alcohol in his or her personal bedroom with the door closed or if all occupants of the room are of legal drinking age then alcohol may be consumed in a common space of the residential unit. Students of legal age will be held responsible for policy violations if they do not take reasonable measures to ensure that underage residents do not gain access to the alcohol.
  - b) Open containers of alcohol are not permitted in any public areas or surrounding grounds, including but not limited to: parking lots, catwalks, Village Pavilion, etc.
  - c) Closed containers of alcohol are allowed in public areas and on surrounding grounds only if they are being transported to the residential unit of a legal-aged resident.
  - d) Large-group drinking parties are not permitted in student rooms/apartments even if the residents are of legal age. Kegs, beer balls (empty or filled in any portion), trash cans, coolers, or other large containers or quantities of alcohol are prohibited in campus housing. A large drinking party can be defined a number of people that is exceeding the occupancy limit of a residential living space and or a disturbance that is affecting the surrounding area

- e) Alcohol-related paraphernalia and alcohol related decorations that contain or once served as containers for alcohol are not permitted in the residence halls. Bottle caps on the ceiling, beer cartons on the walls, beer can pyramids, beer bong, alcohol bottle collections, and alcohol bottles filled with non-alcoholic liquids or substances and similar paraphernalia are included in this prohibition.
- f) All guests in campus housing must comply with all Wright State University policies. See the Visitation Policy in the Campus Housing Policies for more information.

### ***Sanctions for Alcohol Policy Violations***

The university will enforce all state and local laws relative to the consumption of alcohol. Individuals and/or student organizations violating this policy are subject to all relevant penalties including referral to the Office of Community Standards and Student Conduct. Please refer to the Student Code of Conduct, available at <http://www.wright.edu/students/judicial/conduct.html>, for more information.

### **Appliances**

The following appliances are not permitted in the Residence Halls: Fondue Pot, Deep Fryer, Hot Plate, NuWave Induction Burner, Pressure cookers, Pizza Oven, Toaster oven and Toaster Oven w/ Broiler. All other appliances are permitted.

The following appliances are not permitted in the Apartment Communities: Hot Plate, Deep Fryer, NuWave Induction Burner & Pizza Oven. All other appliances are permitted.

### **Automobile Maintenance**

Automobile maintenance is not permitted in the community parking lots, in the effort to keeping the communities looking clean. Cars with expired tags or flat tires maybe removed and stored at the owner's expense.

### **Balconies**

Balconies are considered an extension of the apartment, and as such the same policies are in place. For example, since smoking is not permitted inside the apartment, it is not permitted on the balcony.

### **Beds/Lofts**

Residents are not permitted to loft or alter the bed/frame provided by Housing. In addition, Bed Risers are also not permitted. However, if a resident lives in any of the Woods Residence Halls, Honors Hall, Hamilton Hall, they have the option to request the maintenance staff to bunk beds. Maintenance staff will bunk the beds at no charge during the first two weeks of the academic year. Any requests initiated after the deadline will result in a service charge. All bunk bed reconfigurations must be handled by authorized maintenance personnel to ensure configurations that meet the design and safety standards of the furniture. The bunk configuration is **not** available in College Park, University Park, or the Village apartments. For safety reasons, any bed configurations handled improperly will be corrected by the maintenance staff and a service charge assessed to the resident(s) of the unit. Waterbeds and water-filled furniture are not allowed in student rooms/apartments. Students requiring waterbeds due to a medical condition may request permission for policy waiver by writing the Associate Director for Facilities.

## **Bicycles**

Bicycles are welcome in the residential areas. You may store them in your individual units with permission from your roommates, or feel free to put them on the bike racks that are located in your respective community. Bikes that have been chained to our buildings may be subject to removal by our grounds staff.

## **Bullying**

Wright State University has a zero tolerance approach to bullying. All reports of bullying will be investigated to the fullest potential. All persons found responsible may be subject to suspension, expulsion, and the cancellation of current and future housing agreements, among other sanctions.

*See also \*Harassment, \*Inappropriate Behavior*

## **Candles**

**All candles with wicks are prohibited.**

*See also \*Open Flame Devices/Combustibles.*

## **Care of University Property**

Residents who wish to enhance the appearance of rooms/apartments with personal decorative items must do so while exercising reasonable care for the facilities and its furnishings. Only fire-resistant materials should be used. A condition inventory for each unit will be completed by a resident assistant before resident move in. Residents are responsible for taking care of their living units and the common areas in our buildings. Any damage to the facility or its furnishings will be charged to the resident(s) responsible and disciplinary action may result.

- In Forest Lane, the Woods, College Park, the Village, the Honors Living Learning Community, and University Park wall decorations should be hung in place with pins, small tacks, or staples. Residence Life and Housing do not recommend using double-face tape because it often damages the drywall upon removal.
- In Hamilton Hall, residents are not allowed to use nails because they are damaging to the cinder block walls. Foam-backed double stick tape is also not allowed because it is difficult to remove. Masking tape and hanging putty are allowed on Hamilton Hall walls. Residents may not attach mirrors, towel racks, or memo boards with screws or nails to the doors inside each unit. Items hung on doors should use a hook system that is placed over the top of the door without damaging it.

Residents of campus housing are responsible for any damages to university property incurred by themselves or their guests. Residents of campus housing are not allowed to install unauthorized weather stripping or door sealing material on living unit doors. Damage to residence halls, university signs, or bulletin boards may result in disciplinary action and fines. *See also \*Destruction of Property.*

## **Cleanliness.**

All residents are expected to maintain a minimally acceptable standard of cleanliness and hygiene in their living units. Residence Life and Housing understands that a "minimally acceptable standard of cleanliness" may vary from person to person. Some causes for concern would include, but are not limited to: anything creating a foul odor; debris (clothing, garbage, other personal items) on the floor that would make entering and exiting the room difficult; rotting or spoiling food left in the room; and/or soiled clothing and unsanitary personal items not disposed of properly. Fire/Health/Safety checks are conducted twice a semester by the staff in all of our residential communities or at special request. If your unit is found to be in violation you may be documented.

## **Courtesy Hours**

Courtesy hours are in effect at all times. Courtesy hours mean that residents are expected to maintain a reasonable noise level. During both courtesy and quiet hours, requests for less noise from roommates, suitemates, and neighbors above, below, or next to you, will be respected in our community. Floor/Unit Standards should be consulted at this time for what will be your appropriate response to someone who is, in your opinion, being too loud. When a student needs to approach another student to request a lower level of noise, this should be done in a respectful manner. Additionally, during the finals week of both the fall and spring semesters, 24 hours quiet hours shall be in effect in all residential areas.

*See also \*Quiet Hours*

## **Destruction of Property/Vandalism**

Any student who maliciously or accidentally damages property for any reason will be held responsible for the cost of the item or damage and/or the cost of the labor to restore or repair the item to its original condition. Vandalism includes, but is not limited to punching holes in the walls, breaking windows, destroying furniture, setting fires, etc. Students will be held responsible for the actions of and/or damages incurred by their guests as well. To ensure quality repairs, residents are not allowed to repair damages themselves. If property is damaged accidentally, please report the damage to a Resident Assistant immediately; honesty and sense of self responsibility will be appreciated. If residents are aware that another community member has damaged property, please encourage him or her to be honest about the damage and/or please let a staff member know.

*See also \*Care of University Property.*

## **Drugs, Narcotics, and Paraphernalia**

The University is committed to maintaining an educational environment free of illegal drugs. Wright State University prohibits the use, manufacturing, purchase of or possession of (including possessing drug paraphernalia) any controlled substance(s), prescription drug(s) that are not prescribed to you, or other illegal drugs of any kind. Furthermore, making available, giving away, selling or serving any illegal drug(s) or drug paraphernalia or using any drug in a manner not legally prescribed to any person is also prohibited.

## **Failure to comply with the direction of a university official**

Failure to comply with an administrative request when a staff member is acting in his/her official capacity will result in documentation. Such requests include but are not limited to, appearing for a meeting, vacating unit, to ceasing inappropriate behavior, producing identification, removing prohibited items, etc. University officials include, but are not limited to Resident Assistants, Community Directors, Maintenance and Custodial Staff, Associate Directors of Residence Life & Housing, the Director of Residence Life & Housing, and Wright State Police.

## **Firearms**

**All firearms are strictly prohibited on University Property.**

*See also \*Weapons, Firearms, Ammunition, or Fireworks.*

## **Fire Safety**

Residence Life and Housing takes fire safety very seriously. Tampering with fire equipment, ringing a false alarm, or failure to evacuate a building during an alarm is prohibited and constitutes a breach of discipline and a violation of federal law. Violators will be prosecuted. Additionally, considerable fines, through the Fairborn Fire Department, are associated with each of these violations. Again, Fire/Health/Safety checks are conducted monthly by the Resident Assistants to ensure that proper fire and safety policies are being followed in individual units. Possible violations found during these checks may result in documentation. Specific instructions about safety and evacuation procedures are attached to the back of each resident's door.

## **Fireworks**

**All Fireworks are strictly prohibited on University Property.**

*See also\* Weapons, Firearms, Ammunition.*

## **University Furniture**

Public area and lounge furniture is intended for use by all members of the community. As such, it should remain in respective locations throughout the year and should not be placed in student rooms/apartments or used for sleeping purposes. In addition, furniture in student rooms/apartments must also remain in the unit. Residents are not permitted to take their furniture outdoors on patios, balconies, etc. If the furniture is damaged, the students will be charged for repairs and replacements. University furniture may be moved to accommodate hospital beds, etc. Arrangements should be made in advance of arrival with the Residence Life and Housing. Additionally,

## **Gambling**

Gambling of any type is prohibited on campus. Gambling includes, but is not limited to, any game of chance or skill played for money. Prohibited activities include, but are not limited to: blackjack, poker, euchre, any other card game, craps, roulette, and other comparable games when these games are played for money.

## **Grease Disposal**

When disposing of used cooking grease, residents should pour it in an old jar or container, and wait for it to cool. Once it has cooled, secure the lid and place it in the dumpster. Do not pour it over the balcony- this will kill plants and bushes, damage the rails, and stain the concrete. Do not pour it down the toilet or sink as this will lead to blocked pipes and possible water contamination. If resident(s) are found to be disposing of grease improperly, they will be documented and billed for all costs associated with the clean-up of and the repairs to all affected property.

## **Guest Policy**

Residents are permitted to have guests at any time so long as they are considerate of the rights and privacy of their roommates, suitemates, and neighbors. A guest refers to any person who does not hold a residence contract or lease for the particular unit. The occupancy limit includes the residents of the room and their guest. The following are the maximum occupancy numbers per unit designation in the Resident Halls: Single Unit- 4 total, Double & Triple Unit-8 total and Quad Unit- 12 total. In the apartments the maximum occupancy of the space is always 12 people total. All roommates must approve of the guest before that individual is allowed to visit the unit. Any resident who hosts a guest is responsible for the guest's conduct at all times and any damages incurred by that guest. All guests must comply with all university and community policies. Students must remain with their guest at all times- they may not give a guest their keys, or leave them alone in the unit for any amount of time, or for any reason. If a guest violates a policy and is asked to leave the community by a staff member, the guest must comply. Failure to do so will result in a request for police assistance. Violation of this policy may include, but is not limited to, loss of visitation privileges, documentation, being trespassed from campus, and citation by University Police.

We as Residence Life Staff expect students to respectfully and politely confront their roommates if they are having issues with their roommate's guests. If the student is unable to resolve the issue through conversation, she or he should contact a Resident Assistant, or their Community Director for assistance.

Guests under the age of 18 must be accompanied by their legal guardian.

### ***Overnight Guest Policy***

The Overnight Guest Policy is an extension of the Visitation, therefore, unless otherwise noted, all general visitation expectations apply. An "overnight guest" is defined as any person who does not hold a residence contract or lease for the particular room or apartment and intends to occupy the space overnight. Residents are not permitted to host overnight guests on consecutive weekdays or consecutive weekends. This policy is applicable to all of our residents, including those who live alone either by design or circumstance. The presence of overnight guests requires consideration and approval of all roommates. The right of a resident to occupy her or his room or apartment without the presence of an overnight guest takes precedence over the privilege of a resident to host overnight guests.

## **Harassment**

Harassment, in any form, will not be tolerated. Harassment can be verbal, written, electronic, and can be sexual, racial, ethnic, religious, or based on one's sexual identity. All reports of harassment will be investigated to the fullest potential. All persons found responsible may be subject to suspension, expulsion, the cancellation of current and future housing agreements, among other sanctions.

## **Hookahs**

Hookahs are not permitted in any residential areas. You may not store them on campus, and you may not smoke them on campus.

## **Hoverboards**

Are not permitted to be used or stored in campus housing units due to potential fires or use hazards.

## **Improper Check-out**

Residents who fail to follow proper check-out procedures will be subject to fines ranging from \$25 to \$150. Students will receive check-out procedures at the end of Fall and Spring Semester. Additionally, if their agreements have been cancelled and students do not turn in their keys, they will be charged for the cost of replacing the lock on their former units and will also be issued an improper check-out fine.

## **Inappropriate Behavior**

For our community, inappropriate behavior is defined as any behavior by a community member deemed to be inappropriate or in violation of the general community standards, all rules and regulations outlined in this manual, as well as all rules and regulations outlined in the Wright State University Student Code of Conduct.

## **Indoor Recreational Activity**

Students and their guests are prohibited from engaging in sports activities inside of the buildings. Individuals should not throw, bounce, kick, or use sports balls, Frisbees, bicycles, or any other sporting equipment inside of the residence halls or apartments including but not limited to, hallways, stairwells, lounges and other public areas.

*See also \*Outdoor Recreational Activity*

## **Keys/Misuse of Keys/Lock-Outs**

The duplication of living unit keys is specifically prohibited. Students may not give their keys to friends, parents, guardians, significant others, etc. Due to labor and materials charges, residents who lose their keys or fail to return their unit key or keys (hallway key, mailbox key, bedroom key, or door key) will be billed the replacement charge. For your safety and for the safety of your belongings, you should always lock your doors and window(s) when you are away from your unit. It is each student's responsibility to carry their keys with them at all times. Any resident that is locked out during the hours of 8:30 am to 7:00 pm on Monday through Friday, will have to acquire spare keys from the Residence Life and Housing Office. After 7:00 pm until 8:30 am, residents may contact the

RA Duty Phone in their respective community for lockout situations. **Residents will be documented after the third lockout.**

### **Littering/Trash Removal**

Trash is to be disposed of in the proper receptacles. Dumpsters and recycling bins are readily available in each residential community\*, therefore room/apartment trash is not to be left outside, placed in the stair wells, or placed in lounge trash cans. . Residents who choose to dispose of trash improperly will be subject to fines and possible disciplinary action.

*\*Residents in University Park can use the recycling bin in either Honors Hall or the Village.*

### **Mopeds/Motorcycles**

Residents may not park your motorcycle, moped, etc on your balcony, patio, or in your unit. It must be parked in a parking space, or in the lined out corners at the end of rows, except next to handicap spaces and fire lanes.

### **Open Flame Devices/Combustibles**

For fire safety reasons, gasoline, charcoal, lighter fluid, and other combustible items are not permitted in the residential communities. Also, fuel-driven engines are not allowed to be stored in student housing. Open-flame devices are not allowed for safety reasons. This includes: candles with wicks, incense, kerosene lamps, gas-powered lanterns, and/or camping stoves, personal gas or charcoal grills, propane torches, etc. Fire safety concerns also prohibit live or cut evergreen trees and/or boughs in student rooms and apartments.

### **Outdoor Recreational Activity**

Students and their guests are prohibited from engaging in sports activities within 20 feet of the residence halls or apartment buildings or on sidewalks in the residential areas.

Individuals are not allowed to throw, bounce, kick, or use sports balls, Frisbees, bicycles, or any other sporting equipment unless in designated recreational areas. Rollerblading is not permitted in any of our residential areas. Skateboarding is not permitted in any of our residential areas. Outdoor recreational activity should be confined to the open grass lawns and established basketball courts, volleyball courts, tennis courts, etc. The Village Field and nearby grass field can be reserved for recreational activity by going to <http://webapp1.wright.edu/housing/forms/roomreservation.php>.

Also, playing games or sports in community parking areas, which may damage parked vehicles or increase safety hazards, is not permitted without approval from the Residence Life and Housing and/or Parking & Transportation Services.

### **Parking**

Students and their guest are to park in the designated spaces assigned to them by Parking & Transportation Services. Vehicles located in Staff assigned spots will be subject to ticketing. Vehicles are not to be parked in front of recycling bins and/or dumpsters. Vehicles located in these areas will be subject to towing at the expense of the owner and possible disciplinary action

## **Parties**

Any party should not exceed the number of guests allowed in your room/suite at any time. Please refer to your specific communities (see Visitation/Guests) outline of acceptable numbers of guests. The host of any gathering is responsible for the actions and behaviors of their guest while in attendance.

Large-group drinking parties are not permitted in student rooms/apartments even if the residents are of legal age. Kegs, beer balls (empty or filled in any portion), trash cans, or other large containers or quantities of alcohol are prohibited in campus housing.

Characteristics of large drinking parties could include the following: The amount of alcohol in the room exceeds personal consumption limits, the focus of the gathering appears to be mainly for the purpose of consuming alcohol, there are several containers, empty or otherwise in the residence that are in close proximity to the individuals present, etc...

## **Pets**

Pets, with the exception of fish and assistance or seeing-eye dogs (with approval from the Residence Life and Housing), are not allowed in campus housing at any time. Students may not even have "visiting" pets in their units. Fish tanks may not exceed a total capacity of 20 gallons for each unit.

Terrariums are permitted in campus housing. Tank may not exceed a total capacity of 20 gallons for each unit. Only one heat lamp is permitted with use of a regular light bulb.

## **Posting**

Residential community members and Residential Student groups may post and/or hand out materials with the permission of the Community Director for their community. Nonresidential individuals and groups must obtain permission from Residence Life & Housing. Individuals who post unapproved materials may be subject to fines or to disciplinary action.

## **Medical Transport**

Any resident who is transported for medical treatment by EMTs or other service charging a fee will be required to attend a Care & Concern meeting to determine if Residence Life & Housing needs to provide any additional accommodation. The cost of transportation, or summoning emergency transport services for any subsequent incident may be charged back to the student's Bursar account if it is determined that using that means of transport it was unnecessary.

## **Mental Health Concerns**

This policy is designed to promote the wellness of individual students while ensuring the integrity and safety of the campus community as a whole. Therefore, students who demonstrate evidence of psychological distress that may pose danger to themselves or others in our community, or that may interfere with the normal functioning of the university community, will likely be required to participate in a health and wellness conference conducted by the Office of Community Standards and Student Conduct. Failure to participate in the health and wellness conference will result in the conduct officer making a decision in the student's absence that may include removal from campus housing and/or suspended from the university. These situations will be handled with the utmost

care for the student who is experiencing the psychological distress, and his or her information will not be shared with other students or uninvolved staff/faculty.

## **Quiet Hours**

We have established a quiet hour's policy to help promote learning by offering quiet atmosphere in the residential areas that is conducive to quiet studying and sleeping. The quiet hour's policy applies to all indoor and outdoor residence hall and apartment areas of the WSU campus. This includes basketball courts, volleyball courts, etc. Quiet hours mean that students should keep noise at a very minimal level.

- All Residence Halls and Apartments EXCEPT the Village:
  - Quiet hours in all communities except the Village are observed during the following times: Sunday through Thursday 10 P.M.-9 A.M.
  - Friday through Saturday 12 A.M.-9 A.M.
- Village
  - Quiet hours in the Village community are observed during the following times: Sunday through Thursday 8 P.M.-9 A.M.
  - Friday through Saturday 10 P.M.-9 A.M.
- Finals Week
  - During the finals week of both the fall and spring semesters, 24 hours quiet hours shall be in effect in all residential areas.

We expect all students to ask each other for compliance with this policy prior to involving the Resident Assistants. If the student is unable to resolve the disturbance through conversation, she or he may contact a Resident Assistant for assistance. In the case of a serious disturbance, such as a physical altercation, threats of violence, etc., the University Police should be called immediately.

## **Smoking**

Wright State University, Residence Life and Housing, maintains a smoke free policy, including electronic cigarettes, in all facilities. Smoking is not permitted in any residential building or workspace. This includes, but is not limited to, residence hall rooms, apartments (including individual rooms in apartment), balconies, patios, bathrooms, laundry rooms, lounges and activity rooms, offices, maintenance rooms and shops, and break rooms. Stairwells are also considered smoke-free zones. Smoking is not permitted in any public building on the university campus. Smoking, including electronic cigarettes, is limited to specific areas in communities as follows:

- Woods, Honors, College Park, University Park, and the Village: gazebos located around each area
- Hamilton Hall: grassy area and picnic table on the side of the Union in front of the 30 minute loading area
- Forest Lane: grassy area and picnic table located under the water tower near the Residence Life and Housing office

## **Solicitation**

Door-to-door or canvassing of any kind is prohibited without prior permission from Residence Life & Housing. Residents may invite a salesperson to their room or apartment with permission of all roommates. Students may host parties such as cooking utensils, cosmetics, purses, etc; however the university assumes no responsibility for commitments made by or losses incurred by students. Sales presentation parties are not allowed in public areas. Any nonprofit, political, and/or campus organization/group desiring to solicit in campus residential communities must secure permission in advance from the Residence Life & Housing office.

## **Water Activities/Water Fights**

Students are not allowed to store squirt guns, high pressured water guns, water or balloons in their rooms. Individuals found to be in possession of water guns/balloons will have those items confiscated and those students will be documented. Confiscated items may be discarded by Housing Staff.

Individuals and/or organizations who desire to have a water related activity should seek approval via the normal university and Residence Life and Housing activity process, and such activities may take place only in the Village Field. If students are found to be engaging in water fights in unauthorized locations, they will be documented.

## **Weapons, Firearms, Ammunition, or Fireworks**

Prohibited items include, but are not limited to, pistols, rifles, shotguns, BB-guns, pellet guns, bow and arrows, spears, machetes, hunter knives, daggers, paint guns, NERF Guns, etc. For fire and general safety reasons the possession of firearms, ammunition, firecrackers, explosive or combustible materials, and/or injury-threatening weapons are strictly prohibited. Individuals found to be in possession of a firearm will be subject to immediate cancellation of their Housing Contract and will face further university disciplinary and/or criminal action.

## **Windows**

Window screens in all residence communities may not be removed for safety/security reasons (except for evacuation due to a fire). All residents of a unit may be held responsible and documented/ fined if a screen is removed for a non-emergency purpose. Again, for general safety reasons, students may not drop or throw any item out of a residence hall or apartment window, and students may not remove or open the screen to gain entry or exit to their unit.

**For more information regarding campus housing policies, please see the Campus Housing Policies at [www.wright.edu/housing](http://www.wright.edu/housing)**