



Residence Life and Housing | West Chester University | 202 Lawrence Center West Chester, PA 19383
610-436-3307 | fax: 610-430-5945 | www.wcupa.edu

COMMUNITY LIVING STANDARDS 2025 – 2026

Dear Golden Ram,

This document represents our collective commitment to fostering a positive, respectful, and inclusive living environment within our residence halls. As you settle into your new home, these standards will serve as a cornerstone for how we live, interact, and support one another throughout the year. We are committed to creating a caring, vibrant, student-centered experience for our entire community.

Living in a residence hall is a unique experience, offering both the opportunity to form meaningful connections and the responsibility to contribute to a safe and healthy community. Our Community Standards are designed to ensure that everyone feels safe, valued, and heard. They outline the expectations we have for each other and provide a framework for resolving conflicts and addressing concerns in a constructive manner.

In these pages, you will find guidelines that reflect our shared values of respect, integrity, and accountability. These standards are not just rules; they are the foundation of the positive living environment we aim to create together as we strive to create a caring, vibrant, student-centered community. They are intended to help you navigate your residence hall experience with clarity and confidence, and to support you in making the most of your time in our residence halls at WCU.

As you engage with your fellow Golden Rams and participate in life in the halls, remember that we are all part of a larger community, each with our own unique perspectives and contributions. By adhering to these standards and supporting each other, we can build a residence hall experience that is enriching, inclusive, and respectful for everyone.

Thank you for your commitment to upholding these Community Standards. We are excited to have you as part of our community and look forward to a year of growth, collaboration, and shared success.

Every effort has been made to verify the information's accuracy, and there are links throughout this document to assist you. The University reserves the right to make changes to the information in this document as it is necessary. Residents will be informed via their university assigned email should changes occur.

My Ram Best,

A handwritten signature in black ink, appearing to read 'Leah K. Tobin'.

Leah K. Tobin, Ph.D.
Director of Residence Life & Housing

COMMUNITY EXPECTATIONS & RESPONSIBILITY

Residents are expected to contribute to a respectful, cooperative, and safe living environment. This includes courteous and appropriate behavior toward roommates, neighbors, Residence Life and Housing staff, and other members of the campus community. Residents are expected to maintain behavior that supports the safety, well-being, and academic success of the residential community. Disruptive behavior, including, but not limited to, excessive noise, intimidation, harassment, threats, physical altercations, or any conduct that interferes with the rights of others or the operation of the residential community—is strictly prohibited. Repeated or severe incidents may result in disciplinary action, reassignment, or termination of the Housing Occupancy Agreement pursuant to that Agreement’s terms and conditions.

Violations and Consequences

Violations of the *WCU Housing Occupancy Agreement*, *USH Lease Agreement*, or *Community Living Standards* that impact your status as a resident will be addressed through the Residence Life Community Standards Process. Violations that may affect your student status will be referred to the Office of Student Conduct for adjudication.

The Director of Residence Life, or designee, may seek permanent removal from the residence halls through the University disciplinary process or, alternatively, through the University Housing Occupancy Agreement or USH Lease agreement (whichever is applicable). This may occur in cases of repeated disruption, serious violations, or behavior that significantly compromises the safety, function, or integrity of the residential community.

In cases where alleged behavior poses a serious and imminent concern, the Office of the Vice President for Student Affairs, or designee, may impose an interim action, including interim loss of housing. Residents have the right to request a review of such actions as outlined in University policy.

The following categories of alleged behavior, while not exhaustive, constitute serious and imminent concerns that may result in interim loss of housing pending the outcome of the student conduct process. As a result of the student conduct process interim actions may be lifted, additional sanctions may be imposed, or –if found responsible- these behaviors may result in permanent removal from housing and/or termination of the University Housing Agreement or USH Lease.

1. Critical threats to Health and Safety
 - Acts of physical violence
 - Possession or use of weapons
 - Creation of hazardous or unsafe conditions
 - Threat of Harm including retaliation towards others
2. Noncompliance with Authority
 - Failure to adhere to directives issued by University officials or law enforcement
 - Unauthorized access to restricted areas
3. Property and Facility Misuse
 - Theft, attempted theft, or fraud
 - Vandalism or destruction of university or personal property
 - Tampering with life safety equipment, including smoke detectors

4. Recurrent Policy Violations

- Repeated infractions related to alcohol, drugs, or misuse of prescription substances
- Ongoing violations of noise, guest, or visitation policies

5. Community Disruption

- Conduct that significantly interferes with the residential environment or University operations

Changes in Policies and Procedures

Residence Life and Housing reserves the right to amend the Community Living Standards or implement additional policies and procedures as needed to support the safety and well-being of the residential community. Every reasonable effort will be made to communicate material changes to impacted residents in a timely and transparent manner.

The most up to date Community Living Standards will be posted at: [Residence Life and Housing Policies](#)

Community Member Rights & Responsibilities

To support the educational and social development of our residents, Residence Life and Housing has established a set of community standards for all residence hall communities. By familiarizing yourself with the expectations outlined in this document, you will be better prepared to contribute and benefit from the safe, respectful, and positive living environment we aim to create.

- A. Residents have the right to read, study, and sleep free from undue noise or disturbance in their assigned living area.
- B. Residents should respect others in the community, including others' personal belongings and privacy.
- C. Residents are expected to maintain a clean and healthy living space, which includes regular cleaning of rooms, floors, furniture, and personal items, as well as practicing good personal hygiene such as washing clothes, body, and hair.
- D. Residents have the right to be free from intimidation, physical or emotional harm
- E. Residents have the right to have free access to their room or apartment.
- F. Residents have the right and responsibility to discuss questions or concerns with their roommate(s). RLH staff are available to assist in resolving conflicts. To support healthy communication, all residents are required to complete a Roommate Success Plan (RSP), facilitated by the Resident Assistant at the start of each semester.
- G. Residents are expected to actively engage with others, participate in events, attend floor and community meetings, and collaborate with Residence Life and Housing staff to help foster a welcoming and positive community within the hall.
- H. The resident has the right and responsibility to address community concerns and report violations to the RLH Staff or West Chester University Public Safety. Residents can also submit concerns via a

conduct report.

- I. Residents have a shared responsibility in community living. Students present in a room or common area where a university policy violation occurs may be held accountable, even if they are not directly involved. Residents are expected to uphold community standards by confronting inappropriate behavior, reporting the incident, and/or removing themselves from the situation. All residents are responsible for being aware of and addressing policy violations in their shared spaces.
- J. It is the expectation that residents and guests cooperate with RLH Staff or West Chester University Public Safety while in the residence halls. This includes opening the door, presenting valid identification, identifying themselves, and following the directions of staff when requested in the performance of their duties. In such situations, the failure to cooperate, including but not limited to abusive language or providing false information, may be considered non-compliant and may result in disciplinary action
- K. Residents are expected to take responsibility for their own actions and the actions of their guests. Guests must follow the Community Living Standards and University policies, and residents are expected to ensure that their guests are aware of and abide by all University policies.

IMPORTANT TERMS & DEFINITIONS

For the purposes of the Community Living Standards document the following terms are defined:

Resident – A person who has signed a University Housing Occupancy Agreement or a USH Affiliated Housing lease with the expectation that they be actively enrolled in classes at WCU.

Resident Assistant – Also known as RA, a Resident Assistant is a student staff member who resides in the residence hall and serves as a peer leader, mentor, and resource for fellow students living in the residence hall. The primary role of a Resident Assistant is to cultivate a positive living and learning environment, promote community engagement, and support the well-being of residents within the residential community. This includes promoting health, safety, and wellbeing of all residents and making sure that policies are not violated.

Desk Assistant- Also known as a DA, will sit at the main desk at each residence hall and serve as a mentor and resource for students who need to know about the university. Desk Attendants also manage packages for the residence halls, help residents check out items (such as moving carts or kitchen utensils), and help enforce the guest policies, while they are at the desk.

Graduate Hall Coordinator- Also known as GHC, is a part-time, live-in graduate student staff member who supports the daily operations and community development of an assigned residence hall or area. Under the supervision of the Residence Hall Coordinator (RHC) or other professional staff, the GHC assists in the supervision and development of the Resident Assistant (RA) team, crisis response, student outreach, and programmatic efforts.

Residence Hall Coordinator- Also known as a RHC, is responsible for managing the RA staff of an entire building on campus. They are full-time live in staff members who respond to emergency calls, facilitate conduct cases, and supervise staff to promote a healthy campus environment. Note: In some buildings there will sometimes be a Graduate student performing this role, and they are known as Graduate Hall

Coordinators (GHC).

Residence Hall- is a student living facility located on or affiliated with a university campus, where enrolled students may reside during the academic year. At West Chester University (WCU), the term encompasses both WCU Managed housing and University Student Housing (USH) affiliated facilities. Residence halls may include a range of housing styles, such as traditional dormitory style accommodations, suite-style living, and apartment units. All residence halls are considered part of the official on-campus housing system and are designed to support the academic, social, and personal development of university students.

STUDENT OCCUPANCY AGREEMENT & LEASE AGREEMENT:

Residents in WCU Managed Housing are required to sign a Housing Occupancy Agreement prior to checking into the assigned Residence Hall. Residents in USH Affiliated Housing are required to sign a Lease Agreement prior to checking into the assigned residence Hall.

Please become familiar with the stipulations included in the agreement since you will be held to all its terms for the duration of your occupancy. **These agreements are legally binding documents and should be treated the same way as a lease at an off-campus location.**

Questions related to the WCU Managed Housing Occupancy Agreement can be directed to Residence Life & Housing at housing@wcupa.edu. Questions related to the USH Affiliated Lease Agreement Can be directed to the USH Leasing Office at leasing@ushcommunities.org.

OPENING AND CLOSING DURING UNIVERSITY BREAK PERIODS:

Students are required to vacate per the communicated and advertised dates and times listed in the WCU Occupancy Agreement or the USH Lease Agreement.

PUBLIC EMERGENCY EVENTS / MANDATORY EVACUATIONS HEALTH/SAFETY POLICY:

An emergency event means a situation that poses an immediate risk to health, life, safety, property or environment. Emergencies require urgent intervention to prevent further illness, injury, death, or other worsening situations. When an emergency occurs, RLH reserves the right to:

- Require Residents to relocate to other University owned facilities or elsewhere.
- Require Residents to vacate the premises.
- Establish quarantine and isolation procedures which Residents must comply with.
- Comply with all applicable federal, state, local laws and orders or directives of governmental authorities (including government agencies) connected with the circumstances.

DISCLOSURES:

Resident authorizes RLH to give information about Resident's occupancy (including Resident's name, address, telephone number, social security number) and other information to the University, college, or educational institution where Resident is enrolled. If the Resident breaks the Agreement or has violated the Rules and Regulations or any applicable violations within the Student Code of Conduct, RLH is specifically authorized to

notify the University, college, or educational institution where Resident is enrolled of the violations.

Resident authorizes the University, college, or the educational institution where Resident is enrolled, to communicate the Resident's enrollment status, University conduct history, financial aid records, and such other information as RLH may require confirming if Resident is a registered full-time student and in required academic standing to remain in on-campus housing. According to the Family Educational Rights and Privacy Act of 1974(FERPA), this authorization is intended to be written Consent.

Resident agrees to complete and sign additional documents that RLH deem necessary to verify Resident's full time periodically. If the Resident fails to do so, the Resident breaks this Agreement.

LOCKOUT POLICY:

It is important for you to carry your key with you always. Should you lock yourself out, expect a wait to be assisted. Should there be a documentation pattern for repeated lockouts, you may be required to meet with a RLH Staff Member to further discuss the reason for the lockouts.

Under no circumstances should your room or apartment/suite be left unlocked. Leaving your room or apartment/suite unlocked endangers the safety of you, your roommate(s) and your possessions

If you are locked out of your Room or Apartment/Suite, please do the following:

- A.** Contact your roommate. If you are unsuccessful, go to the Front Desk of your building, Southside (WCU Managed), Village Clubhouse (USH Affiliated Housing) or Community Building of Matlack Court. For College Arms Residents please walk to Killinger Hall to sign out your temporary key.
- B.** Check out a Temporary Key to your room/apartment/suite at the front desk of your residence hall.
- C.** Return the key immediately within 10 minutes after you have let yourself into your room. Failure to return the key will result in your being billed at the cost of a lock change.
- D.** If you are locked out when the Front Desk in a residential community is closed, let the Security Officer on duty know you are locked out. The Security Officer will contact the RA on Duty to let you into your room. If you are locked out after security hours, contact the RA on Duty for your building.
- E.** If you are locked out on South Campus when Southside (WCU Managed) or Village Clubhouse (USH Affiliated Housing), apartment residents should contact the RA on Duty using the mobile phone number.
- F.** Excessive use (3 times per semester) of the Temporary Key program will result in the immediate suspension of this privilege, until a meeting with a RLH Staff Member can be scheduled.

NOTE: This process is not intended to substitute for a lost key. If you lose your key, you are responsible for following the steps outlined below.

1. Contact your Hall Coordinator and report your lost key immediately.
2. You will be charged to cover the key replacement cost(s).

SAFETY & SECURITY

Safety and security are everyone's responsibility. It requires active participation from all residents, their guests, and the University Staff to uphold and follow the guidelines established in this agreement.

The Resident must immediately report to Public Safety (610-436- 3311) and RLH of accidents, injuries, and property damage occurring in the Unit and, if involving the Resident, elsewhere at the Facility and in case of fire and other life-threatening situations.

RLH will not provide any health or medical care to the Resident or take any action concerning any medical condition, allergy, or dietary preferences of the Resident.

Fire Safety:

Since the potential danger posed to the residence community by fire is so severe, any resident identified as intentionally, or through negligence, igniting any facility, furnishings, equipment, or substance within the student residence halls or apartments or tampering with fire safety equipment will be subject to appropriate University action, civil action, and criminal sanction.

Tampering includes deactivating or covering a smoke detector or intentionally causing a detector to activate or deliberately activating any portion of the sprinkler system.

In case of fire and other life-threatening situations call: 610-436-3311

- A.** Use of Electrical Cooking Appliances and Other Equipment.
 - All electrical equipment and appliances must bear the seal of approval of the "Underwriter's Laboratories, Inc." (UL) to be approved for use in a residential community.
 - Other than the approved use of microwaves in residence hall rooms, cooking is restricted to community designated kitchens.
 - Except for approved microwaves, all cooking appliances—including but not limited to air fryers, coffee machines, electric water kettles, hot plates, toaster ovens, waffle makers, electric grills, and other similar heating devices—are prohibited in residence hall rooms.
 - This restriction does not apply to the South Campus Apartments, Village/East Village Apartments, or College Arms Apartments. Students residing in these apartment-style communities may use the specified items, provided they are properly stored and used exclusively within the designated kitchen areas of their units.
- B.** Use and/or possession of incendiary devices (including but not limited to candles (lit or unlit), wax warmers, torches, vapes, e-cigarettes, hookahs, etc.) are prohibited within any residential community.
- C.** Residents must not tamper with, interfere with, cover, or damage any alarm equipment or installations. No decorations should be hung or suspended from ceilings, fire alarms, smoke detectors, sprinkler systems, or electrical systems.
- D.** Residents may not tamper with, damage, or trigger any part of the overhead sprinkler system within the facility. Neither Residence Life and Housing (RLH) nor its agents shall be held responsible for any damage resulting from the activation of the sprinkler system. In the event the overhead sprinkler system in a resident's room or hallway is activated in a non-emergency situation due to resident action, the resident will be subject to a fine and held financially responsible for all resulting damages.

- E. Fire warning devices and safety equipment are to be used only in case of emergency. The sound of a fire alarm should be taken seriously. If there is an alarm, the Resident is to vacate the building immediately. The Resident will be instructed by officials when they can return to their room. If the Resident does not vacate their room during a fire alarm, they are subject to disciplinary action.
- F. The intentional sounding of an alarm outside of an emergency is a criminal offense and a material breach of Community Living Standards.
- G. Periodically, the university's agent will test the smoke detectors in the Resident's Unit for proper operation and batteries. Upon notification, an agent of the university will replace smoke detector batteries.
- H. To ensure a safe and respectful living environment for all residents, *no Hall Sports are permitted* in residence halls. This policy prohibits the throwing of objects or engaging in any sports or athletic activities, including running, roughhousing, or wrestling, in student rooms, hallways, lounges, or other indoor common areas. Hall sports and the use of sporting equipment in residence halls pose safety risks and may result in injury or damage to residents or university property.

Sporting equipment, such as balls, frisbees, darts and dart boards, rollerblades, skateboards, and water/pellet guns, or other similar sporting equipment may not be used inside the residence halls. Residents are encouraged to utilize designated outdoor or campus recreational facilities for all sporting and athletic activities.

Building Entrance Policy:

For security and building access, students in all residence halls must always carry their Ram Card. Access is granted only to the community they are assigned to, using their issued Ram Card. Students must not share or use another student's Ram Card.

Depending on the building, entrance via the back and side doors may be limited. For all WCU Managed and USH Affiliated Residence Halls, the back doors are emergency exits only.

Designated and marked fire doors should only be used in cases of emergency. Exiting through a fire door for non-emergency purposes is prohibited.

Residents are expected to use designated main entrances to access and exit their residence halls. The use of windows or other non-designated areas for building entry or exit is strictly prohibited. This includes, but is not limited to, entering or exiting through a window, hanging any part of the body outside a window, or tampering with or removing window safety devices. These actions pose significant safety risks and may result in charges for repair or replacement, as well as disciplinary action through the student conduct process.

University Guest Policy:

- A. A guest is defined as anyone who is not assigned to a residential unit.
- B. Residents are responsible for the behavior of their guests at all times. The residents must ensure that their guest is aware of and abides by all residential and University policies. Residents may be held accountable for any violations or damage caused by their guests.

- C. Guests are allowed in residential units only with prior consent from roommate(s). The rights of the roommate(s) take precedence in issues involving a guest.
- D. All guests entering a residence hall must be signed in via the designated kiosks and possess and display one of the following forms of photo identification listed below. Any guest not physically having the proper (valid and unexpired) form of identification will not be permitted access and will be asked to leave. No exceptions will be made. No copies or photos of identifications will be accepted.

Acceptable photo identification forms are limited to:

- West Chester University Ram Card.
 - Unexpired government-issued identification cards such as driver's license, military ID, state ID, or passport.
- E. RLH and the Department of Public Safety reserve the right to deny access to any person if it is reasonably determined that such a person does not have valid identification or presents a threat to other residents' peace, safety, and welfare.
 - F. Guests are allowed to stay overnight in university housing with prior roommate's consent. They can stay for up to two nights within a seven-day period, starting from the first overnight stay. An overnight guest is anyone sleeping in a unit they do not reside in.
 - G. A resident student may not have a long-term guest (squatter). A squatter is a person who occupies a residential space without payment of rent. The host will be responsible for the repayment.
 - H. Minors must be accompanied by a parent or guardian or given express written permission by the Vice President of Student Affairs or designee to be a resident's guest in the residential facility. Visitors under 18 (minors) are not permitted to stay overnight in any residential facility.
 - I. Guests must sign in upon entering any residence hall and remain with their host at all times. When departing, the host must accompany the guest to sign out. At no time may a guest remain in a room, suite/apartment, or building without their host's present. Failure to comply with these policies may result in the loss of guest privileges for residents.
 - J. Residents are not permitted to sign in as guests for other residents.
 - K. Each residential unit has a maximum capacity. This policy is applicable in all residential facilities, including apartments.

Each resident is limited to a maximum of two guests at a time. A guest is considered as any individual that is not assigned to the unit (other WCU residents are considered guests). For individuals living in suites and apartments, the total allowable guests include guests in both bedrooms and common areas.

Residents are responsible for managing the unit occupancy limit with their roommates to adhere to the maximum capacity. Depending on the unit, not every resident may be allowed to have two guests.

| Room/Apartment Description | Maximum Capacity at All Times |
|---|---|
| A double/triple room (two/three residents) | Can have a maximum of four people at one time in the unit including assigned residents. |
| A suite or an apartment occupied by 4 or more | Can be a maximum of eight people at one time in the unit, including assigned residents. |

Community Days

Community Days are designated times when the University and Residence Life and Housing encourage students to focus on building connections within their residential community and West Chester University. These typically occur during key moments of the academic year, such as Welcome Week, which includes Move-In Weekend, as well as Homecoming and other major WCU events. Specific Community Days will be communicated in advance.

During Community Days, the University restricts guests who are not current WCU students from staying in the residence halls. While we understand and support students' desire to host guests, these designated days are intentionally reserved to give residents time to connect with one another as roommates, neighbors, and community members.

We believe that creating a strong foundation within your hall early on and during WCU traditions is essential to a positive and inclusive residential experience. These days are a valuable opportunity to find other Rams to connect with, build meaningful relationships, and create a sense of belonging that lasts throughout the year. Take advantage of this time to engage with your peers, attend events, and contribute to a vibrant and supportive community.

Noise Policy:

Living in close quarters with other people requires extra sensitivity to how the Resident's behavior affects others. Every resident has the right to a living environment that allows for adequate sleeping and studying conditions. With this right, there is also the responsibility for monitoring one's behavior not to violate others' rights. Failure to adhere to the noise expectations could result in disciplinary action.

- A. Quiet Hours:** Are the hours from Sunday - Thursday 10:00 p.m. - 10:00 a.m. and Friday - Saturday 12:00 a.m. - 10:00 a.m. The exception is the Quieter Floor Located on the 7th Floor of Tyson Hall, where quiet hours are in effect starting at 8:00 pm. During quiet hours, noise from televisions, speakers, voices, etc., must not reach levels that can be heard by other community members. For example, if the noise from a room can be heard from two doors away from the room, it is too loud.
- B. Courtesy Hours:** Residents should be courteous to their noise level 24 hours a day, seven days a week. During Courtesy hours, residents must still be conscious and considerate of their noise level as they are expected to keep their noise at reasonable levels (i.e., noise should not be heard down the hall, their bass should not be heard in the next room, etc.).

At any time of the day, residents always have the right to request that noise be reduced to allow them to sleep or study. This policy is most effective if one remembers to be considerate of others and directly confront those who are disturbing the community. All members of the community are

expected to address those making "unreasonable" noise. When a resident violates the quiet hours policy or is unreasonable or uncooperative, that student will be subject to disciplinary action.

At no time is it acceptable for noise to be heard outside of the building. Speakers in the windows, providing music for people outside, are not permitted. Noise outside residence halls is potentially disruptive to students. RLH Staff or University Police may address behavior such as loud conversations, shouting near buildings, or calling out of windows if it is disruptive to residents.

- C. Nuisance Noise:** Nuisance noise refers to any sound that disrupts the residential community, including, but not limited to, alarm clocks, Emotional Support Animals (ESAs), or other items left unattended or operating while the resident is not present or unaware of the disruption. If a room is repeatedly found creating a nuisance, students of that room may be required to meet with Residence Life and Housing staff to address the concern and may be found in violation of Noise Policy.

Room Decoration Policy:

Residents are able to personalize their units. However, to protect the condition of your surroundings from damage and in consideration of future residents, the following guidelines are in effect:

- A.** Residents should use non-permanent, non-staining adhesive materials to hang decorations. The use of inappropriate adhesives or the non-removal of appropriate materials will result in damage charges being assessed for all responsible residents.
- B.** Under no circumstances should holes be drilled or placed in any walls or ceilings. No heavy-duty adhesives such as duct tape should be used in any housing facility.
- C.** The room number and 75% of the door must be shown (only 25% of the door can be decorated/covered). Door decorations should be easily removed without damage to the door and should not extend beyond the door onto walls, floors, or ceiling outside the room.
- D.** Water filtration coolers are prohibited. We offer a water filling station on each floor and in Southside or the Village Clubhouse for South Campus residents.
- E.** Only University-issued furniture is permitted in the residence halls. Additional furniture is not permitted, this includes but is not limited to futons, couches, chairs, tables etc... Personal storage solutions such as bins are permitted.
- F.** Under no circumstance should items (i.e. signs, posters, post it notes, etc.) be displayed in external windows.

Extension Cords & Power Strips:

UL approved surge protected outlet adapters and power strips with internal circuit breakers must be used. Each power strip must be individually plugged into a wall outlet; they may not be daisy chained (plugged into another power strip). Electrical power cords may not be placed under carpets or rugs. Electrical cords that have cracked or exposed wires, burn marks, loose connections or other damage present a safety hazard and cannot be used. The University does not provide surge protectors, power strips, or extension cords.

Prohibited Items and Prohibited Actions: To support community health and safety, certain items and actions are not allowed in residence halls.

- A. Keys and key fobs are issued for individual use only and must not be shared or used by anyone other than the assigned resident. This includes, but is not limited to, roommates, friends, or family members. Any lost or misplaced keys or fobs must be reported immediately to ensure timely action can be taken to protect the safety and security of the unit and its occupants.
- B. Construction barriers, municipal or state street signs, university signage, neon signs, newspaper machines, or any other stolen property.
- C. Dangerous substances and chemicals include, but are not limited to explosives, automobile batteries, gasoline or other highly flammable items, acids and dangerous chemicals.
- D. The possession and/or use of any weapons is strictly prohibited in residence halls. This includes, but is not limited to, any article or substance that could be used as a weapon. In addition, imitation weapons are not permitted. This includes replicas, toys, or any object that reasonably resembles or could be perceived as an actual weapon.
- E. Live-cut holiday trees and evergreen garland (because they constitute a fire hazard). Artificial trees are permitted.
- F. No person may use or store Micro-Mobility or wheeled devices within the residence halls are prohibited. This includes but is not limited to skateboards, scooters, bicycles, e-Bikes, motor scooters, mopeds, or any vehicle with internal combustion engines.
- G. Furniture Modification: Residents may not have self-loft or self-bunk furniture. Lofting is permitted only in Goshen Hall and Tyson Hall via maintenance request. Residents may not use bed risers taller than 8 inches in any residence hall due to safety and stability concerns.
- H. Business Use Prohibited: WCU Managed or USH Affiliated Housing residence halls may not be used for operating or promoting any private business or enterprise. Commercial activity of any kind is not permitted within residential spaces or common areas.
- I. No electrical or telephone wiring may be installed within a room or apartment, including exterior television, radio antennas, or dishes of any size. Aerials, masts, short-wave radio, or other external transmitting equipment are also not permitted.
- J. Lobby furniture is intended for community use. Residents may not relocate or store lobby furniture in their unit.
- K. Water-filled furniture, including waterbeds, and pools of any kind, are not permitted in the residence halls due to safety and facility concerns.
- L. Hazing by any club, group, organization or individual is strictly forbidden by State law. Hazing includes “any act that injures, degrades, disgraces, any fellow student or person.” Pledging activities are prohibited.

- M. No Solicitation of any kind in any residence hall.
- N. The use of electronic devices for recording or photographing roommates or community members without permission in private areas (rooms, apartments, bathrooms) is prohibited, and disciplinary action will be taken should this occur.

Smoking Policy:

Using any smoking device which includes but is not limited to a cigar, cigarette, pipe, vape, e-cigarette or other smoking device is not permitted in any residential community. Smoking is restricted to designated areas outside the building only as outlined by the staff of each specific hall or building.

Alcohol Policy:

West Chester University is a dry campus, including both WCU Managed and USH Affiliated Housing properties. Any violation of the University's alcohol policy shall be construed as a violation of the Community Living Standards. Specific violations include the intent to exercise control, but are not limited to the following:

- A. Possession of empty alcohol containers, even for decorative or sentimental reasons, is not permitted in any on campus housing facility.
- B. sale, exchange, use, possession, or consumption of alcoholic beverages on-campus over 21 years of age.
- C. Underage use, possession, or consumption of alcoholic beverages.
- D. possession of open containers of alcoholic beverages.
- E. Public intoxication.
- F. Driving under the influence.
- G. selling and/or furnishing alcohol to minors.

Exceptions to alcohol violations are noted in the Medical Amnesty Policy.

In the absence of extraordinary or mitigating circumstances, a sanction of Loss of Housing, Disciplinary Suspension or Disciplinary Expulsion may be imposed on any student or student group found responsible for this violation.

Drug and/or Drug Paraphernalia Policy:

Due to their association with the use of illegal substances, smoking paraphernalia (which includes but is not limited to bongs, hash pipes, blow tubes and water pipes) is prohibited within any residential hall or apartment. If prohibited items are observed in a unit, the items will be confiscated, and disciplinary actions may be initiated.

Students who engage in drug use or abuse shall be considered in violation of this section. Specific violations include the intent to exercise control but are not limited to any of the following:

- A. possession or use,
- B. possession of drug paraphernalia,
- C. possession of a significant quantity, distribution, or sale of drugs,
- D. driving under the influence.

The use of illegal substances, or the misuse of legal, prescribed, or controlled substances may be considered reckless behavior as described in the Student Code of Conduct section on Infliction of Harm: Reckless Behavior. Exceptions to the drug violation are noted in the Medical Amnesty Policy. In the absence of extraordinary or mitigating circumstances, a sanction of Loss of Housing, Disciplinary Suspension or Disciplinary Expulsion may be imposed on any student or student group found responsible for this violation.

Needle Disposal Policy:

Because of the potential for transmission of several infectious diseases and to protect the safety of students and staff, all students utilizing injectable medicines will be required to show evidence of satisfactory disposal of needles and syringes. The Student Health Center in Commonwealth Hall will provide free disposal of medical waste and will also provide sharps containers to store used needles.

Pet Policy:

No pets are permitted in any residential community. Residents with the need for a service or emotional support animal should contact the Office of Equal Opportunity and Compliance for WCU Managed and contact admin@ushcommunities.org for USH Affiliated Housing. Additional information, including available services, can be found in Animals on Campus Policy.

Personal Care Attendants Policy:

The Resident must be able to care for themselves independently or arrange for services that will allow them to perform everyday life functions in the context of a Residential setting. This includes, but is not limited to bathing, dressing, and other personal care.

This requirement may be met by having a live-in or live-out Personal Care Attendant within certain restrictions. In addition to an accommodation letter from the Office of Educational Accessibility (OEA), Residents must contact RLH when contracting for Personal Care Attendants to abide by applicable community living standards.

Residents must provide RLH detailed information about the contracted provider of such personal care services, hours of visits or necessary extended stays, and the general nature of the functions being performed, and meet all other requirements of the University. Notice must be provided at least 30 days prior to the start of the intended service.

INSPECTIONS AND RIGHT TO SEARCH IN UNIVERSITY OWNED AND/OR AFFILIATED HOUSING

By executing a WCU Occupancy Agreement and USH Affiliated Housing Lease, each resident hereby consents to the following provisions concerning the inspection of their rooms by designated University Officials.

The language below reflects current University policy but may be subject to amendments during the academic year.

Routine inspections:

Members of the administration, RLH staff, and Facilities staff (“Designated University Officials”) retain the right to conduct inspection of student rooms or apartments for cleanliness, health, safety, and compliance with all University policies and housing. These inspections below may be conducted when the resident is not present.

- A. Routine inspections are conducted during university break periods and at the end of each academic term. These inspections are a standard part of the residence halls' closing process, and advance notice is not provided to residents
To support health and safety standards, all refrigerators must be emptied prior to departure for any break and residence halls closings. During these inspections, Residence Life and Housing staff will open all refrigerators to confirm they have been cleared of food and other perishable items to prevent spoilage and ensure a safe environment over the break period.

Other routine inspections, such as Health and Safety, that occur during a semester, and not while the University is on break—shall be communicated and publicized 48 hours before the inspection.

Other Inspections:

The following inspections may be conducted by Designated University officials without prior notice. If no resident is present at the time of the inspection, a designated University official may access and enter the apartment, room, or suite to carry out the inspection.

- A. Inspection during evacuations or drills. Residents should expect that Designated University Officials may enter a resident’s premises for inspection during an emergency evacuation, including when a fire alarm has been activated or an evacuation drill.
- B. Possible policy violation. Designated University Officials may enter a resident’s room for inspection at any time when there is reasonable suspicion of a rule violation including, but not limited to, a violation of the Student Code of Conduct or a violation of a provision of this Agreement.
- C. Inspection during a Facility Emergency: Designated University officials may enter a resident’s assignment in the event of a facilities-related emergency. This includes, but is not limited to, situations where there is a need to inspect potential damage, identify the source of a reported issue, or respond to an urgent maintenance concern.

If, during an inspection, Designated University Officials discover items or information that provide a reasonable basis to believe a violation of the University’s policy or the Community Living Standards has occurred, the matter may be addressed through the appropriate University’s processes. If the situation appears to involve a potential violation of criminal law, it may be referred to the appropriate law enforcement authorities, who will follow their own procedures. Any evidence or information obtained or confiscated during the inspection may be used in University’s conduct proceedings and, where applicable, in civil or criminal proceedings.

Wellness Checks:

There are occasions when WCU Public Safety receives a request for a well-being check. When extenuating circumstances are present, RLH Staff or Public Safety officers are authorized to enter a student’s room to check on the student’s status to determine if the student is in good health.

Maintenance Work Orders:

Maintenance work orders requested by students or staff shall be considered permission to enter student rooms in order to resolve the issue.

Items Found During Room Inspection, Wellness Checks, or Maintenance Work orders:

- Anything discovered during an inspection or check described above may be used to demonstrate a violation of these Standards or the Student Occupancy Agreement. If the item or items found support a violation of the Student Code of Conduct, the matter may be referred to the Office of Student Conduct. If the item or items found are illegal, the matter may be referred to campus Police
- Because this Agreement and other University policies (including the Student Code of Conduct) prohibit certain items in the residence halls and those prohibitions overlap with state or federal criminal laws, if during an inspection or check University Officials discover evidence that a crime may have occurred, they shall immediately contact law enforcement.
 - a. Once law enforcement has been notified, the Designated University Official who is present shall secure the room and not allow anyone to enter until law enforcement arrives.
 - b. Law Enforcement officers shall then decide whether—and under what circumstances—a law enforcement search may be conducted.

Confiscation of Prohibited Items

Residence Life and Housing staff, as well as University Police, may confiscate items that are not permitted in the residence halls. Prohibited items include, but are not limited to, weapons, drug paraphernalia, and unauthorized appliances, as outlined in this document.

Students will be notified via their WCU email if an item has been confiscated. Items that are legal to own but not permitted in housing may be retrieved; however, they will not be able to return to the residence halls.

- Students will have fourteen business days from the date of notification to coordinate retrieval of the item.
- If no action is taken during this timeframe, or if a scheduled pickup is missed without follow-up, the item will be considered abandoned and disposed of appropriately.

Students are encouraged to review the list of prohibited items regularly and ask Residence Life staff if they have any questions about what is permitted in their community.

Additional Links and Resources

Please use the following links for ease in navigating WCU's policies, Residence Life and Housing Documents, Affiliated Housing Lease Agreement and Dining Service

- [WCU Managed Housing Occupancy Agreement](#)
- [USH Lease Agreement](#)

- [Student Code of Conduct](#)
- [Medical Amnesty Policy](#) (Found on Page 11)
- [Work Order Link](#) (WCU Managed Housing)
- [WCU's Information Services and Technology \(IS&T\)](#)
- [USH Resident Portal](#) (USH Affiliated Housing resident portal to; submit a maintenance request, pay rent, submit break housing requests, ADA Accommodation requests, lost key requests, etc.)
- [WCU Dining](#)