

Housing Policies

Where applicable, policies are in effect for all Residents, those who live in housing. Alleged violations of the housing policies may result in fines and disciplinary action, up to and including, ejection. Any violation of these policies is considered a breach of your lease agreement.

HP 1: Active Sports

Participating in active sports in areas not designated for that purpose is prohibited. This includes, but is not limited to playing with sports balls, Frisbees, nerf guns, and other thrown or projected objects indoors.

HP 2: Alcohol, Drugs, and Weapons

Alcohol is only permitted in housing where ALL assigned resident(s) to a suite are at least 21 years of age.

Residents under the age of 21 may not be in the presence of alcohol, in the housing facilities, regardless of whether they are consuming alcohol or not.

Bulk quantities (i.e. quantities that cannot reasonably be consumed by one individual), games or devices used for the rapid consumption of alcohol, and common containers (e.g. kegs, punch bowls) are prohibited.

Drugs, including marijuana, are strictly prohibited anywhere on the premises of all housing unless the resident in possession of such substance has a prescription.

All weapons, including but not limited to, firearms, bows/crossbows, knives (other than kitchen knives), and brass knuckles are prohibited.

HP 3: Appliances

All resident owned appliances must be in good working order, used responsibly and always attended while in use. Prohibited appliances include, but are not limited to: toaster ovens, hot air popcorn poppers, hot plates, waffle irons, rice cookers, Foreman grills, broilers, smokers, grills, and any device with exposed coils/heating elements or a flame.

- Refrigerators, and other electrical devices, that draw more than two amps are prohibited.
- Microwaves that are rated as more than 700 watts are prohibited.
- Halogen Lamps are prohibited in all residence halls.
- Portable heaters and portable air conditioners are prohibited in all housing.

No major appliances such as refrigerator (drawing over two amps), cooking range, washing machine, clothes dryer, dishwasher, air conditioning equipment, deep freeze units or other appliances, regardless of size, may be installed or brought into any residence hall without prior written consent from the Real Estate Coordinator.

Appliances provided in the units- water heater/plumbing, range, refrigerator, air vents, washer and dryer, or any other existing fixtures must be utilized only for their intended purpose and must not be removed or modified in any way.

HP 4: Bicycles and Skates

Skateboards, bicycles, inline skates, roller skates, scooters, and other items with wheels are permitted only on sidewalks and parking lots unless otherwise noted. These items may not be worn or used inside housing units. Hoverboards are prohibited from the grounds.

HP 5: Access, Room Access, Keys

Building access is limited to building residents and their escorted guests.

Entering or exiting buildings in any way other than through an authorized doorway is prohibited.

Propping or attempting to force open an exterior building door, or tampering with door locking mechanisms so as to allow access to a building is prohibited.

Loaning or giving a key to another person or using a key to admit an unescorted or unregistered non-resident is prohibited. Keys are tracked and lock changes can only be completed by the Real Estate Coordinator. Duplicating keys is prohibited.

Entering another resident's room without the invitation of the room resident at the time of entry is prohibited.

HP 6: Cleanliness and room condition

Residents must keep rooms, bathrooms, and other common areas clean and acceptable condition, including when preparing for college breaks. Residents must regularly dispose of trash into designated locations.

Residents must keep their room or apartment in a condition that is ready to accept a roommate when a vacancy exists within that room or apartment. This includes keeping a bed, closet, drawer space, and desk clear from belongings.

Odors originating from inside a room must not be detectable outside the room.

HP 7: Fire Safety

Electrical Safety

Residents may not possess multiple-outlet connections unless they are a "temporary" power strip with a built-in circuit breaker that is clearly marked, carry an Underwriter's Laboratory (U.L.) approval, have a maximum load of 15 amps, and are plugged directly into a wall electrical outlet. Possessing an extension cord or configuring cords to function as extension cords is prohibited. Electrical cords cannot be placed under items other than a rubberized cord protector. All electrical items must be directly plugged into a wall outlet or "temporary" power strip (with built-in circuit breaker) marked with UL approval and carry no more than 15 amps. Power strips cannot be plugged into each other. Multi-plug adapters are not permitted.

Lightbulbs for any lamps should not exceed the recommended wattage printed on the lamp.

Residents may not tamper with breaker boxes, electrical outlets, wireless access points, or network ports.

Safety Equipment

Where required, all residents must check and/or verify that smoke detectors are fully functioning and record the checks, in accordance with state regulations and housing policies.

Residents shall NOT touch or tamper with any sprinkler heads or other parts of the fire suppression systems. Residents who activate such systems will be responsible for ALL damages caused by the activation of these systems.

Room Decorations

Wall Coverings, such as, but not limited to: paper, posters, pictures, tapestries, wreaths, etc., cannot cover more than 25% of walls within rooms. All wall decorations must be hung at least 12” lower than the ceiling. Items which are capable of burning may not be placed on room doors or other areas restricted by state fire code. Curtains or items functioning as curtains must have a manufacturer’s label stating that it is flame-retardant. Valances, or items functioning as a valance, must not be longer than eight inches.

Attaching items to the ceiling of the room or hanging items in such a way as to cover the ceiling is prohibited.

Candles, Incense, grills, bonfires, fireworks

Possession and/or use of candles, incense, oil lamps, or any items that produce an open flame are prohibited in all housing units. Exterior uses of open flames are strictly prohibited – NO bonfires or grills/smokers/etc. will be permitted on the premises. All fireworks are strictly prohibited on the premises.

Paths of Egress/Entrance

Access to windows, doors, and corridors must be kept clear for emergency egress.

HP 8: Animals

Due to the nature of the facilities of our housing we cannot offer a safe place to house pets, or other animals of any kind. Rooms are shared by two Residents and suites by up to eight Residents. There simply is no space available for pets/emotional support animals/or service animals. If you have a service animal, and are requesting housing please contact the Real Estate Coordinator prior to signing your lease agreement.

HP 9: Furniture

Residents may not remove housing property from its designated location. This includes furniture provided in rooms as well as common area furniture, apartment furniture, and furniture in lounges and study spaces. Residents may have some of their own furniture in their rooms provided it does not create a fire hazard, safety hazard, or obstruct paths of egress. Residents may not make repairs, modifications, or alterations, to any housing property or furniture.

Residents are not permitted to have waterbeds or beds larger than twin-size in housing. Bringing full sized beds (or any beds larger than twin size) is prohibited.

HP 10: Guests/Host Responsibilities

A guest is any person who visits a room, suite, apartment, or any facility where they do not live or have an assigned space. A host is a resident of a room, suite, apartment, or building who has invited guests. Hosts are responsible for the actions of their guests and are expected to remain with their guests at all times. Guests may not be in a building or room unaccompanied. Hosts must have permission of all room occupants to have a guest over. If a guest is asked to leave by an occupant who is not the host, the guest must comply.

- Hosts may not have overnight guests for more than two consecutive nights and may not have more than three guests at one time.
- Residents may not host guests who have been restricted from any real property owned by Southwest Virginia Community College or the foundation.
- Registered guests who violate college or foundation policy or state/federal/local laws may be removed from the property.
- Under no circumstance will guests be issued keys, access cards, or mattresses.

HP 11: Criteria for Admittance

It is our goal to provide an equal housing opportunity to all students of Southwest Virginia Community College and to provide a community to facilitate intellectual growth in a positive, safe living environment. As such, we must maintain criteria for admittance to our housing. Residents must meet the following criteria for admittance:

- Be a current student of Southwest Virginia Community College
- Be of sound moral character (not having any Felony criminal convictions)
- Have the ability to pay for housing (we do not want to create a situation where Residents have financial stresses hindering their ability to perform in their coursework)
- However, we do give preference to Residents of need stemming from distance, family situation, etc. and can provide expedient admittance to those individuals should an opening be available.
- We do have a generous, but limited, amount of ADA compliant spaces to accommodate for those with disabilities and for the first 30 days of the lease period we will have those spaces reserved for Residents in need of those accommodations.

HP 12: Noise

As our housing is part of an academic environment, residents and guests must be considerate of noise 24 hours a day and seven days a week.

- Noise, including but not limited to voices, amplified music, televisions, musical instruments, computers, alarm clocks, and radios, must be maintained at a level that does not disturb other residents.
- Residents may not amplify sound from windows to the outside.
- Residents are expected to comply with staff to lower noise levels.
- During Quiet Hours, noise that can be heard outside of a room or building is prohibited.

Normal designated Quiet Hours are as follows:

- Sunday-Thursday: 8:00 pm – 9:00 am
- Friday – Saturday: 12:00 am – 9:00 am

All other times are considered Courtesy Hours meaning that residents and guests must be considerate of noise levels and mindful of the community.

HP 13: Roofs, Balconies, Ledges and Restricted Areas

Residents are not permitted on any roof, ledge, or other restricted area. Residents may not climb on, or over balconies, to enter or exit a room, apartment, or building. Residents may not throw, drop, or otherwise dispose of or hang items from elevated locations.

HP 14: Room Assignment

Residents may not live in or occupy any room or suite space other than the one assigned.

- Residents are assigned to one bed.
- Residents may only occupy one bed/bedroom and may not live in or occupy any other bed/bedroom than the one to which they are assigned.
- All room assignment changes must have prior approval by the Real Estate Coordinator.
- Exchanging or transferring apartment or room assignments without prior approval of the Real Estate Coordinator is prohibited.

HP 15: Room Responsibility

Residents are responsible for behaviors which are in violation of the Standards of Student Conduct that occur in a bedroom, apartment, or common area. Residents are reminded that they are representing themselves as Southwest Virginia Community College students while living in the housing facilities and are beholden to all policies of the college and the Virginia Community College System while at these facilities.

HP 16: Room/Suite/Apartment Capacities

Residents may not have more than 4 people present per room and/or 12 people present per suite. The maximum capacity for an apartment is 12 individuals. This capacity limitation includes any assigned occupants who may be present.

HP 17: Screens, Windows

Screens may not be removed from windows. Residents may not enter or exit rooms, suites, or apartments through windows. Residents may not hang items out windows. Residents may not throw, drop, or otherwise dispose of anything out of a window. Posters, artwork, or other materials facing out the window so they are visible from outside the building are prohibited.

HP 18: Smoking

Smoking, including vaping, is prohibited in ALL buildings, at entrances, or within 25 feet from the perimeter of any building. Smoking is to include any type of lighted or heated tobacco product as well as smoking substances that are not tobacco. This includes hookahs, vaporizers, and electronic smoking devices or instruments.

HP 19: Posting

Any advertisements or posters hung in common areas must first be approved by the Real Estate Coordinator.

In order for a flyer to be approved for distribution, it must include the following information: name of event, date/time/location of event, contact name with a VCCS email address and phone number, name of sponsoring club/organization/department, the name of the charitable organization funds raised from the events will benefit. No advertisements or posters may be hung on stairwell doors or within stairwells.

HP 20: Facilities

Residents have a responsibility to report maintenance concerns in a timely manner through the Real Estate Coordinator. Residents may be required to pay for repairs needed due to a resident's improper use of the property or failure to report maintenance concerns.

- Flushable wipes, paper towels, menstrual hygiene products, makeup wipes, and other items damage the plumbing system and are not to be flushed. Nothing besides human waste and toilet paper should be flushed down the toilet.
- Residents cannot make alterations to the existing plumbing of a room or apartment.
- All plumbing concerns, including clogs and floods, must be reported to addressed the Real Estate Coordinator.
- Chemical drain cleaners, such as Drano, can damage plumbing. Do not use chemical drain cleaners or knowingly dispose of hazardous chemicals in housing toilets, bathtubs, shower stalls, or sinks.
- No alterations or modifications are to be made to any housing facilities.