

**Housing Handbook
2025-2026**

WELCOME TO THE UNIVERSITY OF TENNESSEE SOUTHERN RESIDENTIAL LIFE!

The Residential Life Team is committed to making your experience within the residential halls a safe, student-centered, and memorable part of your time at the University of Tennessee Southern. By living on campus, our residential students are in the center of campus life with easy access to student organizations, sporting events, and on-campus resources.

OFFICE OF RESIDENTIAL LIFE.....	2
On Call Numbers.....	2
APPLYING FOR HOUSING & CHECK-IN PROCEDURES	3
CHECK OUT PROCEDURES & DAMAGE ASSESSMENTS	5
Check Out Procedures	5
Abandoned Property	5
Damages	5
Damage Charges.....	5
Maintenance & Residential Life Charges	6
RESIDENT RESPONSIBILITIES.....	6
Keys.....	6
Lock-Out	6
Mandatory Floor Meetings	6
Care of Room	6
Decorations.....	6
Hanging Items.....	6
Windows.....	6
Door Decorations.....	7
Repairs and Maintenance.....	7
Emergency Repairs	7
Renter's Insurance.....	7
Mail Services.....	7
Internet.....	7
Laundry	8
OCCUPANCY POLICIES	8
Break Housing.....	8
Quiet Hours & Courtesy Hours	8
Guests & Room Visitation Policy	8
Overnight Guests.....	8
Lobby Hours	9
Cohabitation.....	9
Roommate Conflicts	9
HOUSING POLICIES	9
Approved Items:	9
Prohibited Items:	9
Prohibited Behavior	10
Business from Resident Rooms.....	10
Locking & Propping Doors	10
Alcoholic Beverages.....	10
Drugs / Controlled Substances	10
Garbage Removal and Littering	10
Smoking Policy.....	10
Solicitation Policy	10
SEARCHES & INSPECTIONS.....	11
SAFETY AND SECURITY	12

OFFICE OF RESIDENTIAL LIFE

Mission Statement

To create a comfortable, convenient, and supportive living environment that fosters campus involvement and supports the personal, social, cultural, and academic development of students within a diverse community.

We can accomplish this mission by meeting the following objectives:

- Provide a safe, clean, comfortable, and well-maintained residential environment to enhance student learning and growth
- Define clear rights and responsibilities of each student and student group
- Develop an environment that celebrates diversity by bringing students together in a community where differences are respected and where the common goal is learning
- Develop civility, creativity, and trust within the community
- Provide a Residential Life staff that encourages a positive living learning environment, supports students in making a successful transition to the college community, and assists students in accessing campus resources.
- Promote social, physical, emotional, spiritual, cultural, and ethical growth through programming that involves faculty, staff, and students
- Create meaningful student leadership opportunities

Residential Life Staff

The Residential Life Staff consists of a Director of Residential Life, live-in Residential Hall Directors (RDs), and student Resident Assistants (RAs). The goal of our Residential Life Staff is to build community within the halls and to ensure everyone is safe.

Residential Life Coordinator

The Director of Residential Life serves as a member of the Student Life Staff in the Division of Student Affairs. The Director is a full-time, live-in role responsible for the day-to-day oversight of the functions of the Office of Residential Life, which houses up to 400 residents across six residential facilities. The Director may also serve as the Student Conduct Officer for some Housing matters and may be responsible for investigating and adjudicating misconduct cases.

Residential Directors (RD)

Each residential hall has a Residential Director. The RD manages the day-to-day operations of a residential hall or apartment complex, supervises RAs, and oversees all programming and conduct issues. RDs also work with the Facilities Director and Housekeeping Staff to ensure the building is maintained properly.

Resident Assistants (RA)

RAs are student staff members employed by Residential Life who assist students in their acclimation to the residential halls and the University. RAs provide information about activities, events, and policies, and also assist students with roommate conflicts, homesickness, and academic concerns. Each RA also plans educational and social programs for students in their hall.

Your Resident Assistant is the best person to go to if you have questions or concerns. Your RA has received training on responding to a variety of concerns and can assist you with many issues that you may be having. In most cases, your RA can help you explore your concerns and refer you to the appropriate University staff to assist you in resolving your problem.

On Call Numbers

Residential Life staff are available through the Residential on-call number. The number is monitored 24 hours a day. Please use the phone numbers below to contact Residential Life staff and avoid the use of personal phone numbers for Residential matters. If you are unable to reach Staff through the appropriate number below, contact the Office of Residential Life during business hours at 931-424-4086 or Security at 931-309-7502.

On Call Number: 931-309-1023

APPLYING FOR HOUSING & CHECK IN PROCEDURES

Application

All students must complete an application through the Office of Residential Life, either for on-campus housing or for off-campus residency.

Students applying to live at UTS for the first time should complete the New Student Application. New students must pay a \$150 application fee (and any processing fees) and provide proof of meningitis immunizations. No new students will be allowed to move into residential facilities without receipt of the application fee and proof of meningitis immunizations. Furthermore, the University reserves the right to refuse an application for on-campus housing.

The University's acceptance of the application or Agreement does not guarantee assignments to a particular type of accommodation or final admission to the University. The assignment is contingent upon final admission to the University.

Returning students will participate in Housing Selection in the spring semester. Returning students who do not participate in Housing Selection will be able to apply for housing via application later in the year.

Immunizations

All UTS students must have immunizations to live on campus. Any student will be turned away from University housing upon arrival without these records. In addition to immunization requirements required by the University for admission, residents must have received the following immunizations prior to moving onto campus:

- Meningococcal Disease (Meningitis)
 - Required for any student less than 22 years of age who will be residing in on-campus housing. Failure to provide adequate documentation will prevent you from moving into on-campus housing upon your arrival.
 - Adequate proof consists of documentation from a health care provider showing a single dose of conjugate vaccine (Menactra®, Menveo®, and MenHibrix®) given on or after the 16th birthday.

If your initial vaccine for meningitis was given prior to the age of 16 years, immunization requirements will not be met unless an additional booster vaccine is given after your 16th birthday. This is in accordance with the "Recommended Immunization Schedule" published by the Centers for Disease Control and Prevention.

- Meningococcal Serogroup B Vaccine is not currently required but is recommended. The two vaccines currently licensed for use in persons aged 10-25 are Bexsero® and Trumenba®.
- You can obtain more information regarding vaccination against meningococcal disease from the Center of Disease Control at www.cdc.gov/features/meningococcal/.

Housing & Meal Plan Rates

Criswell/Upperman Hall	Per Person / Per Semester
Academic Year Lease w / 1 Roommate	\$1,976
Academic Year Lease w/ 2 Roommates	\$1,318
Academic Year Lease w / Private Room	\$2,860
Student and Oakwood Academic Excellence Apartments	Per Person / Per Semester
Academic Year Lease	\$3,640
All Meal Plans (required for all residents)	
\$2,340 per semester	

Residential Requirement

All full-time students under the age of 21 and enrolled in at least 12 hours of coursework each semester are required to live on campus or at home with a parent, legal guardian, sibling (over the age of 25), or a grandparent within a 30-mile radius of campus. Exceptions to Residency Requirements:

- A student is 21 years old and in good academic and student conduct standing before August 1 of the academic year.
- A student acquired 90 credit hours before August 1 of the academic year.
- A student lives at home with a parent, legal guardian, sibling (over the age of 25), or a grandparent within a 30-mile radius of campus.
 - A 40-mile radius remains only for returning students who lived with a parent, legal guardian, sibling (over the age of 25), or grandparent in 2023-24 while attending UT Southern.
 - Documentation may be required to demonstrate the relationship in addition to a copy of the current driver's license of the parent, legal guardian, sibling, or grandparent with whom the student will reside. The student must live in the residence with the stated family member full-time. The parent, legal guardian, sibling, or grandparent must have lived in the residence for at least one year before the first enrollment date.
- A student has a documented disability, with a corresponding Reasonable Accommodation on file with the Vice President of Student Affairs.
- A student is a military service veteran.
- A student is legally independent, with documented proof provided
- A student is married or has dependent children.
- A student is enrolled solely in online courses.

If a student believes themselves to be in an exceptional circumstance, the student may submit a petition for an exception. Contact the Director of Residential Life for more information. If a student decides to move off campus and does not meet one of the above exceptions, they will be charged as an on-campus resident at the lowest rate available.

Room Assignments, Changes, and Consolidation

The Office of Residential Life assigns students, and room and roommate preferences (indicated in the student's application) are granted when possible. Students classified as seniors, juniors, or sophomores will have first choice for Apartment Housing and Academic Excellence Housing. First-year students are generally assigned to Criswell or Upperman Halls.

Room changes will be made only with the approval of Residential Life. Room changes will not be considered until two weeks into the semester. Students who wish to move from one of the residential halls to the Student Apartments or Oakwood Academic Excellence Apartments will be ranked using a combination of "first-come, first-served" and seniority. For Oakwood, a student must have a cumulative UTS GPA of 3.3 or higher.

In the case that a student assigned to a double-occupancy room does not have a roommate, the student will be sent a formal consolidation letter outlining two housing options:

Option 1: Consolidation- Students may choose to be moved into another double-occupancy room and/or to be assigned a new roommate (as determined by Residential Life).

Option 2: Single Room Upgrade- Students may choose to pay a higher rate to ensure that their rooms remain a single for the remainder of the term.

Residents are not permitted to live in a double-occupancy room without a roommate while paying the double-occupancy rate, except in the occasion that the absence of a roommate is due to a resident shortage. The University reserves the right to exchange rooms or remove a student from campus housing when necessary.

The University reserves the right to move a student when it is in the best interest of the student, the residential community, or the University.

Room & Board Agreements

Upon notification of acceptance to the University, residential students must complete a housing application and pay the \$150.00 application fee. All students are required to sign a Room & Board Agreement, assuming responsibility for the care of the housing unit and its contents before they are allowed to reserve space in a residential facility. Residential students must comply with all terms of the Room & Board Agreement.

Check-In Procedures

All new students are required to (a) present meningitis immunization documentation and (b) pay a one-time, non-refundable \$150.00 application fee (plus any processing fees) before being allowed to check in. All residents must sign a Room and Board Agreement before receiving a key. During the move-in process, students will be strongly encouraged to comment on the condition of their room when they move in via an online form. If the student fails to comment, Residential Life staff will assume the student agrees with the current condition of the room, and the student will be held responsible for additional damages.

CHECK OUT PROCEDURES & DAMAGE ASSESSMENTS

Check Out Procedures

All students are expected to move out of campus housing immediately after their final exams unless they are involved in the graduation ceremony or other official college functions. Such residents must check out by 6:00 pm on Graduation Day unless they have prior written approval from the Office of Residential Life. Unauthorized students remaining in campus housing after closing will face charges.

- 1) All possessions must be removed from the room prior to checkout.
- 2) Remove all tape, nails, hooks, etc. from walls, doors, ceilings, windows, desks, and shelves.
- 3) Empty and clean closets, cabinets, and drawers
- 4) Empty trash cans. All trash or articles to be thrown away should be deposited in the dumpsters provided for the purpose.
- 5) Clean the floor, vacuum or mop if needed.

The resident must check out in one of two ways:

- A. In Person: Residents must schedule a time with their RA or RD in advance so that (s)he may be present to inspect the room and sign off on the condition of the room. Any damage to a room that is not listed on the Check-In Form will be the responsibility of the student. After the RA or RD has checked the room, the resident will turn in the keys and sign a Check-Out Form.
- B. Express Checkout: Residents may request an Express Checkout Envelope in advance of moving out. Express Checkout waives the right to dispute charges.

Failure to check out and failure to return the room key will result in a charge to the student's account.

The Office of Residential Life will make a final inspection of each room. Any damage to a room that is not listed on the Check-In Form will be the responsibility of the student.

Abandoned Property

Residents are responsible for their personal property at all times. When residents have not vacated their assigned space as scheduled (internal transfers as well as end of contract period) and have not removed personal property, Residential Life staff will remove personal property. Items left behind will be considered abandoned property. Abandoned property will be disposed of by or become property of the University after 30 days. The Office of Residential Life is not liable for damage to or loss of property that might occur during removal, transport, or disposal.

Damages

Residents are responsible for the care, condition, and contents of the accommodations to which they are assigned and shall reimburse the University for damages to their assigned spaces. Charges for damages and cleaning will be assessed to the student and should be paid immediately and upon demand.

Students in residential halls or apartments may be assessed on a pro-rata basis for damages in public areas or other common areas within or around the facility in which they reside, either by floor or area or by the entire facility, following a decision by the Office of Residential Life or other appropriate officials of the University. Students will be notified in advance of this mass assessment.

Final assessments of the damages are determined by Residential Life at the end of each academic year.

Damage Charges

Residents will be charged for damage to or destruction of University furniture within residential halls. Damage deemed to be normal wear and tear will not be assessed as damage charges. Charges will reflect the actual cost of repair/replacement to the University, including materials and/or labor costs. Labor costs may include overtime if necessary.

Maintenance & Residential Life Charges

Violation	Charge	Violation	Charge
Special Cleaning	cost + labor	Improper Check Out	\$50
Cleanup for parties, pranks & vandalism	cost + labor	Lost/ Unreturned Key	\$100
Repaint Room	cost + labor	Unauthorized Occupation	\$50 per day
Broken window	cost + labor	Vacation/Break Occupation	Subject to reasonable charges
(Academic Year) Excessive Lock Outs (3 or more)	\$50	(Breaks, including Summer) Excessive Lock Outs (2 or more)	\$50

RESIDENT RESPONSIBILITIES

Keys

Residents are issued keys to their apartment/bedroom. Misuse of keys, such as loss or lending to others, jeopardizes safety and may be grounds for disciplinary action. Loss of keys or damaged keys should be reported to the Residential Director as soon as possible. If keys are lost, the cost of the re-core will be charged at the resident's expense (See Charges). Students will also incur key fees for failing to return their keys or to complete an official checkout.

Lock-Out

In the event of a lock-out, students may call the on-call phone number. More than two lockouts in a semester will result in charges (see Charges).

Mandatory Floor Meetings

Mandatory floor meetings will be held at least twice per semester, each academic year. Residents will be notified by email to their student accounts about the time and location of mandatory floor meetings. Residents who cannot attend the meeting(s) must contact their RA before the meeting time.

Care of Room

Custodial services are provided by the Facilities team to clean public areas of the residential halls; however, residents should still pick up after themselves and respect their neighbors by doing their part to keep common areas clean. Residents have the responsibility for keeping their rooms neat. Issues such as excessive clothing/belongings on the floor, dirty dishes, food, etc., can pose a safety risk as well as a health risk.

Appropriate staff may enter residential spaces for inspection (see Searches & Inspections).

Decorations

All residents are encouraged to decorate their living spaces. We hope that you and your roommate(s) enjoy working together to create a mutually satisfying living environment. As you decorate, remember to follow the guidelines to ensure that your creative efforts do not cause hazards for you or others. State Fire Code Regulations must be adhered to at all times. Additionally, please reference the Prohibited Items list, particularly pertaining to lighting/candles.

Hanging Items

When hanging items on walls, doors, or other surfaces, remember to use only reusable, non-adhesive putty. **Command Strips, glue, nails, screws, duct tape, carpet tape, or double-sided tape may damage surfaces, and the resident will be responsible for repair costs.** Stickers, wallpaper, or adhesive-backed shelf paper cannot be affixed to any University property for the same reasons. Nothing may be hung on or around sprinkler system heads or windows. Residents are responsible for damages incurred by hanging items in their rooms or apartments that do not meet these standards.

Windows

Window screens should never be removed. If a window screen is missing, it should be reported to a Resident Director immediately. If a window screen is discovered to be missing, the resident(s) will be charged for replacement. Residents should never throw anything from a window. Doing so will result in disciplinary action.

Door Decorations

When decorating room doors, residents are not allowed to cover the room number or peephole. Decorations should allow residents access to the locking mechanism and doorknob. Decorations must not hang from smoke detectors or fire sprinklers. Exterior doors are public spaces, and if decorations do not comply with housing policy, they may be removed at the discretion of the University.

Repairs and Maintenance

If you have something in your room or apartment that needs repair, please use the online work order ticketing form found on the following webpage: <https://utsouthern.edu/student-life/campus-residential-life/campus-services/>

Below are the instructions for completing a work order:

1. Click "Submit a Work Order".
2. Sign in with your UT Southern email address and password. Accept the Duo push notification if prompted.
3. Click "Request Service".
4. Fill out all the required fields and click "Submit."

Routine repair needs that you experience in your room should be reported via the Work Order Request form above.

Requests made using the Work Order Request are monitored Monday-Friday from 8:00 AM to 5:00 PM. A repair person should respond within 48 hours in most situations.

For work requests related to [internet service](#) or with problems you may be experiencing with your computer, do not use this form. Please enter an IT Ticket by emailing the details of your issue to infotech@utsouthern.edu.

Emergency Repairs

Emergency repairs should be reported to the On-Call Number (931-309-1023) or Security (931-309-7502) at any time, 24 hours a day. Below are some examples of what constitutes an Emergency Repair.

- Fire or Burning Smells
 - If there is a fire or burning smell in your room or apartment, exit your room quickly and notify a staff member immediately (*pull the fire alarm in the presence of smoke or flames*)
- Overflowing toilet
- Burst water pipe
- Severe air conditioner leaks

Renter's Insurance

The University does not maintain insurance on any personal property of students, and all personal property of students on the premises shall be at the sole risk of the students. The University shall not be liable for any damages or injuries to any students or guests or invitees of students resulting from any act or failure to act by the students or any accident occurring in or about the facility. The University shall not be liable for any damages to or theft of personal property of students in the residential hall or on its grounds prior to, during, or subsequent to the period of the agreement. Students are encouraged to get renters' insurance.

Mail Services

The Mail Services Office is located in the Starnes Student Union. Students will receive e-mails (usually their University e-mail address) whenever they have a package.

Internet

Internet service is also available in each room through the University Wi-Fi. Internet access is free for residents on campus. Signal boosters and personal routers are strictly prohibited as they interfere with the University's network. Gaming consoles and other devices can also be used with the service as long as they are registered with the network online. If you have any questions about Wi-Fi, please contact the IT Department.

Laundry

Shared laundry facilities are located on the first floors of Criswell Hall and Upperman Hall. Student Apartments have one washer and dryer unit per apartment, located in the laundry room at the back of the apartment. Oakwood Academic Excellence Apartments also have one unit per apartment, located in the kitchen. All students are responsible for the proper use of machines, including removing lint after each use and not overfilling machines. Residents of the Student Apartments and Oakwood Academic Excellence Apartments are responsible for maintaining clean machines. All on-campus laundry facilities are free to use. The University is not responsible for lost, stolen, or damaged clothing.

HOUSING POLICIES

Break Housing

All residential halls are closed during scheduled break periods. Students are expected to leave the residential halls on the day after their last fall or spring semester examinations by 8 am and no later than the designated closing date for Fall, Thanksgiving, and Spring Breaks. Students needing to remain in the residential halls during break may complete a request to do so. Break Housing Requests can be obtained from the Residential Life Coordinator and must be submitted at least two weeks before the start of a break. Requests submitted less than two weeks before the break will not be approved. Anyone found in the halls without an approved Break Housing Request may be removed from the halls and charged as appropriate. There is no additional cost for residing in the halls during Fall, Thanksgiving, and Spring Breaks.

- **Winter Break-** Prior to leaving for Winter Break, residents must ensure the checklist below is complete. Rates are based on the Academic Schedule.
 - Keys and identification, including passports, should not be left in the room.
 - Take all valuables (i.e. computers, books, money, medications, clothing, etc.) that may be needed during the break. This can also be a precaution against theft or damage.
 - Close and lock all windows and room door(s).
 - Humidifiers should be turned on as applicable.
 - Unplug electrical appliances from wall outlets. Microwaves and refrigerators may remain plugged in, but please dispose of any perishable food.
 - Remove all trash and recyclables from your room and common areas to outside containers.
 - Personal property should be moved off the floor.
 - Store all food in closed containers. Remove perishables.
 - Leave blinds down.
 - Turn off all lights.
- **Summer Break-** If a student requires housing during the summer months, a Summer Housing Application is required to be completed at least a month before the break. Rates are based on the Summer Academic Schedule (S1 and S2). Contact the Office of Residential Life for more information.
- **Athletes-** Some athletic coaches will require their players to remain on campus or to return earlier during break periods. Residential Life Staff will work with athletic coaches to obtain a list of students who are required to remain or return to campus early during breaks. These students must also complete a Break Housing Application.

Quiet Hours & Courtesy Hours

Quiet Hours are in effect daily from 10 PM until 8 AM. In addition, a 24-hour "Quiet Hour" period will go into effect at 8:00 a.m. on Reading Day for final exams and continue until the end of the exam period. **Courtesy Hours are 24/7/365.** Excessive or prolonged noise (including loud music) is prohibited at any time.

Guests & Room Visitation Policy

Students may have guests in their rooms from 10 AM until 12 AM. Hall guests must be admitted to the residential hall by their host(ess). Students are responsible for their guests' conduct and adherence to the campus regulations. No person may be present in the room or hallway unescorted.

Overnight Guests

While the University encourages UTS students to invite family and friends to share in their collegiate experience, no one under 18 is permitted to visit as an overnight guest without prior approval from the Director of Residential Life. For guests 18 years or older, the maximum time allowed for overnight guests is three days within one week unless otherwise approved by Residential Life. **Overnight guests can only be of the same sex.**

Lobby Hours

Visitors are always allowed in the lobbies of Criswell Hall and Upperman Hall. Students are responsible for their guest(s) conduct and adherence to the campus regulations. Sleeping in the lobbies (residents or guests) is prohibited.

Cohabitation

Cohabitation, defined as providing housing or storage for persons who do not have a legal agreement with the Residential Life Office, is not allowed within residential halls and apartments.

Roommate Conflicts

If you and your roommate(s) are not able to compromise and resolve the situation, ask an RA to intervene by meeting with all involved roommates. The RA's role is that of a neutral mediator. If the problems persist, you may need to meet with the Resident Director for continued mediation. If problems are not resolved after the above steps have been taken, all residents involved will be given new room assignments. The Office of Residential Life may intervene in a conflict if roommates have been unable to resolve it at other levels.

HOUSING POLICIES

Approved Items:

Residence Halls (Criswell & Upperman)	Apartments (Oakwood & Student Apartments)
One Small Refrigerator – no larger than 3.5 cubic feet	Upright Toaster
One Small Microwave – no larger than 1.0 cubic feet & 1000 watts	Coffee Maker, without hot plate
Single-serve coffee maker (i.e. Keurig)	Slow cookers (i.e. crockpots)
Small Blenders	Small Blenders
Carpet or Area Rug	Carpet or Area Rug
Curtains	Curtains
Desk Lamp (No Halogen Lamps)	Desk Lamp (No Halogen Lamps)
TV	TV
DVD/ streaming device	DVD/ streaming device
Computer/ Printer	Computer/ Printer
Gaming Systems	Gaming Systems
Surge Protector	Surge Protector
Heavy Duty Extension Cords	Heavy-Duty Extension Cords

Prohibited Items:

Residence Halls (Criswell & Upperman)	Apartments (Oakwood & Student Apartments)
Candles, incense, or any other open flame	Candles, incense, or any other open flame
Wax warmers	Wax warmers
Personal beds, including waterbeds	Personal beds, including waterbeds
Pets	Pets
Space heaters	Space heaters
Outdoors grills	Outdoors grills
Non-LED string lights (Christmas lights)	Non-LED string lights (Christmas lights)
Halogen Lamps	Halogen Lamps
Kitchen Appliances: Including but not limited to; Toasters Slow cookers Air fryers Electric grills, including griddles	Kitchen Appliances: Including but not limited to; Electric grills, including griddles Coffee maker with a hot plate
Wireless routers/ access points	Wireless routers/ access points
Non- heavy-duty extension cords	Non- heavy-duty extension cords
Hoverboards	Hoverboards
Lighters	Lighters
Vapes, e-cigs, cigarettes, and cigars	Vapes, e-cigs, cigarettes, and cigars
Drugs/ Alcohol & Paraphernalia (including empty containers)	Drugs/ Alcohol & Paraphernalia (including empty containers)
Humidifiers	Humidifiers
Weapons and ammunition	Weapons and ammunition

Prohibited Behavior

- Disabling/damaging any fire or safety equipment (including but not limited to the security camera system, smoke detectors, lights in the hallway, fire extinguishers, and evacuation maps)
- Failure to evacuate properly during an alarm or emergency evacuation of any kind (fire, tornado, active threat, etc.)
- Removal of any lobby, suite, or room furniture, including window screens
- Duplication or loaning of residential keys
- Babysitting
- Playing sports indoors
- Storage of any personal items or belongings in hallways or breezeways
- Propping open exterior doors
- Intentionally allowing non-residents access to the building
- Failure to escort guests
- Duplicating and/or loaning keys
- Sealing windows or doors closed that would prevent entry in cases of emergencies
- Damage to lock mechanisms or other security devices

Business from Resident Rooms

No private business shall be established or operated on the premises of any University-owned housing facility.

Locking & Propping Doors

The outside door of all student apartments/residential halls must be locked at all times. All students in an apartment suite or residential room are responsible for their door. Students in residential halls or apartments are responsible for locking the door to their rooms when they are away from the room or when they are sleeping. Manipulating a door or the door components in any way that results in the inability of the door to lock may result in disciplinary action. This includes outside doors and individual rooms. Student can also lose their right to live in campus housing if prohibited behavior continues.

Alcoholic Beverages

The consumption and/or possession of alcohol (including empty containers) is prohibited on the University of Tennessee Southern campus or facilities. If alcohol is found in a common area, every resident in that room or apartment is subject to disciplinary action.

Drugs / Controlled Substances

Unlawful use, manufacture, possession, distribution, or dispensing of drugs or controlled substances on University property or during University activities is strictly prohibited.

Garbage Removal and Littering

Garbage may not be kept in the hallways, stairwells, or balconies. Residents and visitors to the communities are asked to keep hallways, public areas, stairwells, and landscaping free of trash. Any type of trash left outside of living areas (in hallways, outside of front doors, in stairwells, etc.) will incur charges at the actual cost to the University for removal and clean-up.

Smoking Policy

The University is a Smoke-Free Campus, and smoking will not be permitted on any campus property, including e-cigarettes or vapes. There are no designated smoking areas on campus.

Solicitation Policy

Commercial publicity or solicitations are not allowed on campus. No person or groups are allowed to solicit on campus residential property. If someone comes to your door, ask for identification and notify the Resident Director of your complex immediately.

SEARCHES & INSPECTIONS

Students are bound to and responsible for knowledge of the rights and obligations outlined in the Student Code of Conduct (Code), the Student Handbook, and the Housing Handbook. Ignorance of the contents of these publications is not an excuse.

Student misconduct related to a residential hall, which is subject to disciplinary sanctions, shall include, but not be limited to, any misconduct proscribed by the Code, Student Handbook, and/or the Housing Handbook. All students who occupy any residential facility shall be subject to the rules, regulations, policies, and procedures of the Code, Student Handbook, and/or the Housing Handbook.

Any incident of misconduct in the residential facilities will be turned in to the Office of Residential Life. Residential Life staff may be responsible for investigation and adjudication of suspected Code violations within Housing or Housing Handbook violations. A notice explaining the violation and sanctions will be sent to the student. Students can appeal all violations as prescribed in the Code.

Students will be held accountable for behavior occurring in the Residential units, including the behavior of any visitors and/or guests.

Room Inspection and Search Policy

By moving into campus housing, the resident agrees to allow access to his/her room for health and safety inspections (see below) and for justifiable causes (i.e. smoke, water, odor, excessive and prolonged noise, or property damage).

Entry by University authorities into occupied rooms of residential halls is divided into three categories of inspection: safety/maintenance, search, and emergency.

1. **Safety/Maintenance Inspection.** University officials may enter a residential unit to conduct a safety/maintenance inspection of the health and safety conditions in the unit, to perform maintenance and repairs, to take inventory, and/or to perform cleaning and janitorial operations. University officials will provide advance notice to the resident prior to performing a safety/maintenance inspection of the residential unit.
2. **Search Inspection.** University officials may enter the residential unit without advance notice to the resident to conduct a search inspection for the purpose of inspecting whether violations of University policies, rules, and regulations are occurring or have occurred inside the residential unit. A search inspection must be authorized in writing by the Vice Chancellor of Student Affairs before University officials may conduct a search inspection. The Vice Chancellor of Student Affairs may authorize a search inspection only upon reasonable suspicion that University policies, rules, or regulations have been or are being violated inside the residential unit.
3. **Emergency Inspection.** In an emergency, University officials may enter the residential unit to conduct an emergency inspection, without advance notice to the resident and without prior authorization from the Vice Chancellor of Student Affairs, if the University officials reasonably believe that the delay from obtaining prior written authorization from the Vice Chancellor of Student Affairs would pose a significant risk of substantial harm to persons, property, or the residential unit.

Safety/Maintenance Inspections

Safety/Maintenance Inspections are a necessary part of on-campus housing to help maintenance and ensure a safe environment, and are conducted by the Resident Directors and Resident Assistants to check for health and safety problems, adherence to campus safety regulations, and property damage.

Refrigerators, cabinets, and closets are subject to search. Residents are requested but not required to be in attendance during the inspections and will be notified of the date for the housing inspections by email via their University email address.

The following steps must be taken to ensure the health and well-being of the on-campus community:

1. Students should take extra care to ensure that their entrance doors are secured/locked at all times and that common doors are never propped.
2. Fire extinguishers should be in proper working order and should not be blocked by any items. Exits and hallways should be unobstructed.
3. Smoke detectors should not be tampered with (including removing the battery, disconnecting, or covering it).
4. All trash must be properly disposed of promptly. Trash left in common spaces will incur a \$25 charge per large bag collected.
5. Extension cords must be heavy-duty. Do not put cords under rugs, clothing, trash, or books, or near heat sources.
6. Storage of gasoline, fuels, or vehicles containing them is prohibited.
7. Make sure there are no prohibited items in your room.

Incident Reports

Incident reports are used by an RA or RD to communicate the facts of an incident to the Director of Residential Life. These reports are used to document policy violations, Code violations, damage, or other emergencies. If you are named in an incident report, you may be asked to speak to the Residential Life Coordinator or other University officials. Students found to be responsible through the disciplinary process for misconduct outlined in the Code may be assigned sanctions.

Violations

Residents who have been found in violation of one of the above items during safety/maintenance room inspections will be notified and have one business day to correct the issue(s). Residents are responsible for following all safety rules established by the Department of Public Safety and the Housing Department.

Disciplinary Process

If a resident is documented for a violation by a Residential Life Staff member (including RAs), the Director of Residential Life will usually adjudicate the alleged violation as a designee of the Office of Student Conduct. The matter may also be referred to the Office of Student Conduct. All rights and responsibilities afforded to students and outlined in the Student Handbook and Code of Conduct apply. You may appeal any housing disciplinary decision from Residential Life to the Vice Chancellor for Student Affairs (VCSA) by observing the protocols outlined in the Code.

SAFETY AND SECURITY

Fire Drills

Each community will have at least one fire drill per semester. Anytime a smoke detector/fire alarm is sounded in a University building, every occupant must evacuate immediately. No one will be allowed to reenter the building until a police officer, fire department official, or University official gives the all clear. Tampering with fire safety equipment is a violation of the state and local fire safety codes. Anyone responsible for a false alarm may be subject to disciplinary sanctions, arrest, or other penalties.

Failure to follow fire evacuation procedures and directives from safety officers or Residential Life staff is a violation.

Emergency Procedures

Fire

1. In the event of fire or smoke, call 911
2. Give the location of the fire
3. Identify yourself

When the fire alarm sounds, evacuate to the following areas:

- When notified of fire, walk quickly to the nearest exit and alert others to do the same.
- Everyone is expected to evacuate campus buildings in all alarm situations.
- Smoke is the greatest danger in a fire, so stay near the floor where the air will be less toxic
- Evacuate:

Upperman Hall	Campus Green/Colonial Hall Parking Lot
Criswell Hall	Campus Green/Adjacent Lot
Student Apartments	Curry Athletic Center Parking Lot
Oakwood Apartments	Johnston Center Parking Lot
Student Houses	Commuter Parking Lot

- Once outside, move to a clear area at least 500 feet away and move toward your evacuation location. Keep streets, fire lanes, hydrants, and walkways clear for emergency vehicles and crews.
- Follow all instructions of emergency personnel and University officials
- The signal that the staff and students can return to an evacuated building will be initiated by emergency personnel

Tornado

Tornadoes in our area happen most often in the evenings and at night. If a shelter-in-place notice goes into effect, as it is safe to do so, RAs will knock on the doors of their specific residents to alert them of the situation and escort them to shelter:

Student Apartments A Building:	Go to hallways of apartments 101, 102 (if needed, 103 or 104)
Student Apartments B Building:	Go to hallways of apartments 101, 102, (if needed 201, or 202)
Criswell Hall:	Go to the first-floor back lobby or hallway
Upperman Hall:	Go to the first-floor bathroom or hallway
Oakwood Apartments:	Go to the first-floor apartments

Active Threat

During Active Threat situations (bomb threat, active shooter, etc.), residents should:

1. Active Shooter Scenario:

- a) **RUN:** Escape if a safe route is available.
 - Getting away from the shooter or shooters is the top priority.
 - Leave your belongings behind and get away.
 - Help others escape, if possible, but evacuate regardless of whether others agree to follow.
 - Warn and prevent individuals from entering an area where the active shooter may be.
 - Call 911 when you are safe, and describe the shooter, location, and weapons.
- b) **HIDE:** If you cannot run, hide.
 - Get out of the shooter's view and stay very quiet.
 - Silence all electronic devices and make sure they won't vibrate.
 - Lock and block doors, close blinds, and turn off lights.
 - Don't hide in groups. Spread out along walls or hide separately to make it more difficult for the shooter.
 - Try to communicate with the police silently. Use text messages or social media to tag your location or put a sign in a window.
 - Stay in place until law enforcement gives you the all-clear.
 - Your hiding place should be out of the shooter's view and provide protection if shots are fired in your direction.
- c) **FIGHT:** As a last resort, and only if your life is in danger, fight.
 - Commit to your actions and act as aggressively as possible against the shooter.
 - Recruit others to ambush the shooter with makeshift weapons like chairs, fire extinguishers, scissors, books, etc.
 - Be prepared to cause severe or lethal injury to the shooter.
 - Throw items and improvise weapons to distract and disarm the shooter.

2. Bomb Threat:

- a) Do not touch any item that is not identifiable as belonging in the area or building. If you find anything, contact 911 immediately and secure the area, and ask all persons to leave the area or room. Do not re-enter until emergency personnel arrive.
- b) Evacuate only if directed by emergency response personnel. Follow your building's normal evacuation procedures.
- c) Do not pull the fire alarm. Emergency personnel may activate the fire alarm system to assist in evacuation, but only after they evaluate the circumstances and location of the threat.

Other Emergencies

Residents should familiarize themselves with the University's Emergency Preparedness Plan, published annually by Campus Safety and Security and available online. All students are welcome and encouraged to ask questions about emergencies by contacting the Director of Safety and Security.

Theft

In the event of a theft, individuals who wish to file a police report should contact local law enforcement or Campus Safety & Security for more information on the criminal process. Students may also report the incident to their Residential Life Staff.

If you see vandalism occurring, report it immediately to local law enforcement or a Residential Life staff member.

Weapons

In accordance with the Code, possession of weapons in residence halls is prohibited.

Missing Persons

In compliance with the Missing Student Notification Policy (20 USC 1092 C-Section 488 of the Higher Education Opportunity Act of 2008), it is the policy of Residential Life and the Office of Safety and Security to actively investigate any report of a missing student currently residing in on-campus residential facilities. Students have the option to provide an emergency person/number to be contacted if they are believed to be (a) missing for more than 24 hours and/or (b) in potential danger.

Transportation for Emergencies

Staff members are not permitted to transport students requiring medical assistance. When a resident is transported to the hospital, a Residential Life staff member will meet the resident at the hospital and stay until the resident is admitted or an acquaintance of the resident arrives.

Building Security

If you see anything suspicious, report it immediately to your on-call staff member or local law enforcement.