

Peabody Housing Policies

I. Residence Hall Room Changes

- A. The Peabody Conservatory reserves the right to make changes in room assignments as it deems advisable or necessary.
- B. Room changes must be authorized by the Residence Life and Student Activities Coordinator. For the first month of the academic year, room changes will only be approved in the case of emergency. After that time, students who request to change rooms due to roommate conflicts must first review the Roommate Agreement signed in the beginning of the semester. The Resident Assistant on the floor will be asked to mediate and attempt to reach a new agreement between the roommates. If needed, the Residence Life and Student Activities Coordinator, or other appropriate school official, will be asked to intervene if the situation continues to escalate. Ultimately, the Residence Life and Student Activities Coordinator will make the final decision for all room changes.

II. Alcohol

- A. It is illegal for anyone under the age of 21 to purchase or consume alcoholic beverages.
- B. No resident or guest, regardless of age, is permitted to consume or possess any alcohol or alcohol containers, whether empty or full, in the residence hall. Students must be in full compliance with the Conservatory's policy and with local, state, and federal laws.
- C. Residents are expected to police their own behavior, with respect to the law. Being intoxicated will not be accepted as an excuse for behavior that violates community standards nor will it lessen a resident's accountability to the university or the residential community.
- D. In the event that you are found in violation of the alcohol policy, the Office of Residence Life requires Resident Assistants to:
 - i. *Identify all individuals. Identification must be provided to any Residential Staff member when requested.*
 - ii. *Confiscate or require residents to dispose of alcohol.*
 - iii. *Stop the consumption of alcoholic beverages in residence hall public areas, including, but not limited to, hallways and lounges.*
 - iv. *Assure that the rights of all members of the community are protected and to intervene whenever necessary to protect those rights if residents are abusing themselves, disrupting others, or damaging Peabody property.*
 - v. *Report to the Residence Life and Student Activities Coordinator the names of residents who are drinking in public or private areas.*

III. Drugs

- A. The possession, use, or distribution of illegal drugs as defined by federal, state, and local statutes is prohibited at any time on Peabody property. Students known to possess, use, or distribute illegal drugs or drug paraphernalia, inclusive, but not limited to water pipes, hookahs (decorative or otherwise) or bong(s), will be liable to Conservatory disciplinary action.
- B. Members of the Residential Life staff are obligated to report any knowledge they have about violations of this policy to the Residence Life and Student Activities Coordinator.

IV. Smoke Free Policy

- A. Smoking is prohibited inside the Peabody Conservatory buildings, including, but not limited to, practice rooms, studios, residence hall rooms, lounges, bathrooms, stairwells, and elevators. In addition, removing window screens and leaning out of windows to smoke is also prohibited. Individuals who smoke must do so outside in the designated smoking area located behind the cafeteria overlooking Centre Street. Full cooperation with this policy is expected. Any violation of this policy will result in disciplinary action.

V. Guests

- A. All guests are required to be accompanied by a resident and must stop at Campus Security to sign in.
- B. Guests must surrender a government-issued photo ID to the Security Officer. Individuals without an accepted form of ID will not be permitted onto campus.
- C. Residents are expected to stay with their guests throughout the guest's entire visit. Guests must abide by all established rules and regulations in the residence hall and on campus. You, as the host, are responsible for the behavior of your guest.
- D. Visitors who are not students, faculty, or staff at the Peabody Conservatory must leave the residence hall by 11:00 PM unless they are being hosted overnight by a Peabody residence hall student.
- E. Residents are permitted to house overnight guests in their rooms provided that they first obtain the consent of their roommates, Resident Assistant, and the Residence Life Office. Extended visits (over three days) are prohibited by the Conservatory.

VI. Keys and Peabody ID

- A. The room key and Peabody ID card issued to residents are the property of the Peabody Conservatory and cannot be exchanged, duplicated, or given to another person. As such, students will incur the cost of a lock change and new ID if a card or key is lost or stolen.

VII. Roof/Off-Limit Areas/Windows

- A. Residents are not permitted in the following areas of Peabody housing: all roofs, the area above drop ceilings, window ledges, storage rooms, machine rooms, elevator shafts, and other rooms not designed for residential use.
- B. Residents may not throw anything out of the windows, down the stairs, or off the roof of any Peabody Conservatory building.
- C. Residents may not enter or exit a building through a window. Furthermore, the safety bars on the residence hall windows must remain attached.

VIII. Right of Entry

- A. Peabody personnel have the right to enter the premises for inspection at any time whenever necessary for purposes of repair, maintenance, safety check, and break close-down. The right of entry includes but is not limited to agents of the Conservatory who enter the premises for the purpose of inspection and treatment of rodent and insect infestation or inspection for compliance with housing regulations. Residential Life personnel may also enter if a safety or policy violation is perceived to be occurring in the room and no one is answering the door.

IX. Fire Safety

- A. Fire Safety Equipment
 - i. University units are protected by Fire Detection and Alarm Systems consisting of manual pull stations, smoke detectors in all common areas, local-sounding smoke detectors in all sleeping rooms, and audible evacuation alarms.
 - ii. Please remember that all individuals are responsible for the abuse of fire safety equipment by themselves or their guests. Pulling a false fire alarm in the city of Baltimore is a felony offense punishable by a \$5,000 fine and/or five years in prison. Anyone who causes a false alarm, either deliberately or through inappropriate activity that results in an accidental activation of the alarm, will be assessed a \$500 fine by the Peabody Conservatory. The individual(s) may also be subject to additional sanctions imposed by the Johns Hopkins University. Individuals who accidentally activate an alarm must immediately alert Campus Police. Failure to come forward is viewed by the Fire Department as evidence of intentional activation and thereby warrants an independent investigation by Fire Department officials.

- iii. If more than one person causes a false alarm, all individuals involved will share the \$500 penalty, and each will remain subject to additional sanctions. In the residence hall, if the perpetrator(s) cannot be identified, all residents of the building or floor will share the \$500 fine.
 - iv. Fire extinguishers are provided in all dormitory common areas. This equipment is critical to life safety and should be used only in emergency situations. Any student who uses a fire extinguisher for any reason other than to put out a fire will be fined \$75 per extinguisher and be subject to additional penalties. When the individual(s) responsible for the unauthorized use of an extinguisher cannot be identified, residents of the building or floor will share the \$75 fine.
- B. Candles and Incense are prohibited in all residence halls, including decorative candles. Items will be confiscated and the student will be subjected to disciplinary actions.
 - C. The possession or use of fireworks is a violation of Maryland state law as well as Conservatory policy.
 - D. Items that produce an open flame, appliances that contain open coils, and fire propellants are prohibited in the residence hall. Cooking is not permitted in the residence hall rooms.
 - E. There is an approved microwave in the common area on each floor of the residence hall that students may use. One coffee maker or electric water kettle is also allowed in the lounge, as long as there is an automatic shut-off on the appliance.
 - F. Halogen lamps are prohibited in Peabody housing. Any halogen lamps found in housing will be confiscated and disposed of properly.
 - G. Decorative lights may be placed around the interior of windows, but lights may not be strung on the exterior of the buildings. Live Christmas trees, aluminum tress, menorahs, and kinaras are not permitted in the residence hall. Permission for other decorations must be received from the Residence Life and Student Activities Coordinator. For safety reasons, you may not hang items from the ceiling.

X. Solicitation

- A. Solicitation, canvassing, and sales of products by individual students, non-registered student groups, and/or non-students for personal or organizational funds, sales, membership, or subscriptions are prohibited in Peabody Conservatory buildings. Students may not conduct business dealings in their rooms, nor operate a business from their room.

XI. Furniture/University Property

- A. Residents may not move, or be in possession of, University furnishings or property other than that which is assigned to their residential unit.
- B. Furniture and Peabody Conservatory property is not to be removed from assigned locations. This includes University and non-University signs, including in-and out-of-state road and construction signs and cones.

XII. Cafeteria Property

- A. Cafeteria equipment (including dishes, flatware, glassware, and trays) is the property of the Peabody Conservatory or its food caterer, and may not be removed from the cafeteria for any reason. These items are specifically prohibited from the residence hall, including rooms, bathrooms, lounge areas, and stairwells.

XIII. Vandalism

- A. Students are liable for damage to the premises caused by an act or omission of the student and student's guest. Upon taking possession of the space, the student agrees to complete a Room Condition Report which reflects the condition of the room. A final inspection by a Peabody staff member will occur after closedown to make the final vandalism/damage assessment. The student agrees to reimburse the Peabody Conservatory for damages and defacement of space he/she occupies during the term of this contract exclusive of normal wear.

- B. Damage to common areas will be calculated and distributed amongst the residents on the floor.
- C. Students are responsible for maintaining the cleanliness of their individual rooms and the common public areas. The Peabody Conservatory reserves the right to hold the students financially responsible for related extermination and cleaning costs.
- D. No grades, transcripts, or degrees shall be released until all the charges, including but not limited to damage charges, have been paid.

XIV. Pets

- A. No pets of any kind are permitted in the residence hall. Service animals are permitted with prior authorization from the Residence Life and Student Activities Coordinator.

XV. Personal Property

- A. The Peabody Conservatory is not responsible for damages to, or disappearance of, personal possessions of any occupant or guest(s). Students are advised to lock their rooms at all times, and to insure their possessions.

XVI. Postings

- A. Any materials approved by the Residence Life and Student Activities Office may be posted in approved areas only. Inappropriate and unapproved signs will be removed.

XVII. Noise/Quiet Hours

- A. All residents are expected to keep noise at a level that is not disruptive to those living around them. Roommates are encouraged to discuss acceptable noise levels within residence hall rooms so that everyone can live, study, and sleep in comfort.
- B. Minimally, quiet hours must begin at 10:00 PM on weeknights and 11:00PM during the weekend. Floors are free to extend quiet hours but may not reduce them.
- C. Residents who are disruptive and fail to maintain reasonable quiet will face disciplinary action. If you fail to keep volume levels reasonable, audiovisual equipment such as stereos and televisions will be confiscated and held by the Residence Life and Student Activities Office.
- D. The placing of sound equipment in windows to project sound out of doors is prohibited.
- E. Possible disciplinary consequences for repeated noise violations include relocation or removal from housing.

XVIII. Residence Hall Occupancy and Partial Refunds

- A. If a student vacates, or fails/refuses to take possession of the assigned room before the end of the term indicated, for reasons other than withdrawal from the Peabody Conservatory, the student remains responsible for all charges related to that room.
- B. Partial refunds of Residence Hall fees will be made on a pro-rata/per-week basis, in accordance with Conservatory Refund Policies. Charges will be effective through the end of each week. No refunds will be granted after the mid-point of each semester.
- C. No refunds will be granted if the student is suspended or dismissed from the Conservatory or Conservatory housing for disciplinary reasons.
- D. Funds in the Board Plan left over at the end of each semester are not refundable.

XIX. Weapons

- A. The possession, wearing, carrying, transporting or use of firearms, explosives, paint guns/balls, pellet/stun weapons, or any other kind of weapon (including but not limited to knives, nun chucks, swords, fencing foils, etc.) is strictly forbidden on Conservatory premises. This prohibition also extends to persons who may have acquired a government issued permit or license.

XX. Harassment and Personal Respect and Safety

- A. Any action or situation involving verbal, mental, or physical assault and/or abuse including harassment, intimidation, or other conduct that recklessly or intentionally endangers or

threatens the health, safety, and welfare of another student will be met with serious disciplinary action.