

Requirement 1. Tampering with Life Safety Systems in Student Residences

1.0 PURPOSE

- 1.1** Life safety systems that have been tampered with may fail to operate correctly in an emergency resulting in injury or death. The purpose of this requirement is to promote the safety of University residential facilities by establishing a safety standard and sanctions for tampering with life safety systems in University dormitories, including chapter houses of fraternities and sororities recognized by the University of Pennsylvania.

2.0 DEFINITIONS

- 2.1** Life Safety Systems includes, but is not limited to, fire alarm systems, smoke/carbon monoxide detectors, sprinkler systems, fire extinguishers and kitchen extinguishing systems, emergency lights, and components of the building's means of egress systems.
- 2.2** Tamper, means to intentionally or recklessly damage, disable, disconnect or otherwise interfere with the proper operation of a Life Safety System. Tampering includes but is not limited to placing of objects in a location that obstructs stairways or other means of egress, covering or otherwise disabling sensor devices that activate a Life Safety System and hanging objects from fire sprinkler pipes or heads.
- 2.3** Dormitory, means a residence for students operated, managed, or in the case of chapter houses, regulated by the University. The term includes all College Houses and other residence halls. It also includes chapter houses of all University recognized fraternities and sororities, whether University managed or privately operated.
- 2.4** OFSL, means the Office of Fraternity and Sorority Life.
- 2.5** Chapter House, means a residential building occupied primarily or exclusively by members of a University recognized fraternity or sorority and recognized by OFSL as that fraternity's or sorority's chapter house.

3.0 REQUIREMENTS

- 3.1** No dormitory resident or guest of a dormitory resident will tamper with life safety systems.
- 3.2** It is unlawful and potentially dangerous to tamper with life safety systems. Individuals responsible for tampering with life safety systems are subject to University fines, paying restitution for the cost of restoring systems to proper functioning, other disciplinary action as determined by the University's Office of Student Conduct and potentially, prosecution.
- 3.3** It is the responsibility of each individual residing in a dormitory to understand and comply with all University fire and life safety policies
- 3.4** Dormitory residents who observe evidence of tampering with or deficiencies in life safety systems are expected to promptly report the condition to personnel responsible for managing the dormitory.
- 3.5** Fire and Emergency Services will conduct routine inspections of all life safety systems and report impairments/deficiencies to personnel responsible for addressing any such impairments or deficiencies.

- 3.6** If life safety systems located in common areas of a fraternity or sorority chapter house are tampered with, the chapter shall bear responsibility and sanctions may be levied against the chapter in accordance with University disciplinary procedures applicable to fraternities and sororities.
- 3.7** Residents of a private dormitory room will be responsible for tampering occurring in their specific room, unless the resident is able to demonstrate that another individual was responsible for the tampering. If tampering occurs in a multiple occupant room, costs and penalties shall be shared equally by all residents of the room, unless the residents are able to demonstrate that another individual was responsible for the tampering or it is determined that a single resident was responsible for the tampering.
- 3.8** Social Event Planning for events occurring in chapter houses shall include measures consistent with the chapter house Competency Plan framework to prevent tampering with life safety systems.

4.0 PROCEDURES

- 4.1** All dormitory residents shall promptly report any evidence of tampering with or deficiencies in life safety systems to personnel responsible for managing the dormitory. If the tampering or deficiency occurs in a chapter house, the report shall be made to VPUL Facilities/OFSL.
- 4.2** The University's Department of Fire and Emergency Services shall regularly conduct Life Safety Inspections in dormitories. These inspections will periodically include in-room inspections.
- 4.3** If tampering is found during an inspection, the tampering will be documented in writing and photographically. The photograph and documentation will be submitted to administrators responsible for management of the dormitory. In the case of a chapter house, the report shall be submitted through VPUL Facilities to the Office of Fraternity and Sorority Life. The University's Office of the General Counsel, the Office of Student Conduct and/or the University of Pennsylvania Police Department will be notified as appropriate.
- 4.6** If damage to or tampering with life safety systems is found in any common or public area of a chapter house, the chapter will be subject to costs and penalties and other actions/restrictions as determined by the Office of Fraternity and Sorority Life. The fraternity or sorority chapter may therefore be subject to monetary fines and shall also be held financially responsible for the cost of repairing, re-setting, recharging, or otherwise restoring the affected equipment to proper operation. These costs will be charged to the chapter house as a direct expense.
- 4.7** A fire watch may be activated until the system(s) tampered with are restored to service, if the Department of Fire and Emergency Services determine that such action is necessary to protect the safety of residents or prevent damage to property. If a fire watch is implemented in a chapter house, the cost of the fire watch will be the responsibility of the chapter and will be charged to the chapter as a direct expense.

5.0 PENALTIES

- 5.1** Tampering with any life safety systems may result in disciplinary action, University assessed fines, expulsion from university housing and/or arrest and prosecution.
- 5.2** The first tampering offense in an academic year will incur a minimum University fine of \$250.00, plus the cost of repairing, re-setting, recharging, or otherwise restoring the equipment to proper operation.

- 5.3 The second tampering offense in an academic year will incur a minimum University fine of \$500.00, plus the cost of repairing, re-setting, recharging, or otherwise restoring the equipment to proper operation.
- 5.4 The third tampering offense in an academic year will incur a minimum University fine of \$1000.00, plus the cost of repairing, re-setting, recharging, or otherwise restoring the equipment to proper operation and recommendation for a lifetime expulsion from the chapter house.
- 5.5 When tampering has occurred to more than one life safety element, a separate fine may be assessed with respect to each life safety element affected by the tampering. The University's policies regarding collective responsibility of fraternity chapters shall be applicable in calculating the amount of the fine to be assessed.
- 5.6 If the tampering occurs in a chapter house, OFSL in consultation with the Department of Fire and Emergency Services, may suspended the chapter's authorization to register social events.

6.0 REFERENCES

- 6.1 **Philadelphia Fire Code, 2013 Edition, Chapter 9, Fire Protection Systems, Section 901.8**
- 6.2 **Chapter House Competency Plan**

7.0 CONTACT INFORMATION

- 7.1 **For question regarding this guideline contact Fire and Emergency Services at (215) 573-7857.**