

Eleanor Emlen School: Asbestos Hazard Report

The Philadelphia Regional Center for Children's Environmental Health has partnered with the Healthy Schools Initiative to analyze and report on public information regarding asbestos conditions in schools made available on the School District of Philadelphia's website.

This report is meant to communicate to parents, teachers, and staff the exposure risk at their school and help prioritize the removal of asbestos in high-risk exposure locations.

Our analysis is based on publicly available reports. We have not conducted inspections or verified the reports.

Key Findings:

- 60 teacher / student occupied spaces have asbestos containing material (ACM)
- 2 spaces had damaged ACM
- 17 spaces contained friable ACM
- **All damaged** materials were scheduled to be abated

Our Recommendations:

- The School District scheduled the abatement for both of the two damaged ACM identified during their latest inspection in Jun 2025.
- The School District is required to regularly monitor the condition of their ACM by the EPA. We recommend the complete removal of friable ACM instead of encapsulation for materials that have been repeatedly damaged (See Table 1).



What is asbestos?

Asbestos is a fibrous material that is resistant to heat, water, and corrosion.

See this link for a comprehensive list: <https://prcceh.upenn.edu/asbestos>

Asbestos was used in materials in schools, including:

- Ceiling Tiles
- Floor Tiles
- Pipe Insulation
- Cement
- Paint and Caulk
- Soundproofing
- Fireproofing
- Plaster Materials

What are the health effects of asbestos?

No immediate health impacts are expected from asbestos exposure in schools. However, breathing asbestos fibers in schools may increase the risk of developing cancer many years from now.

Children are very active, breathing more air while running and playing. Children take more breaths per minute than adults and are lower to the ground where asbestos fibers may settle. This puts them at an increased risk for asbestos exposure.

Are all asbestos containing materials of equal risk?

Some asbestos containing materials like ceiling and floor tiles have asbestos fibers imbedded in other materials. As long as they are not broken or damaged the asbestos fibers are not released into the air.

Some asbestos containing materials like insulation on pipe remains fibrous and can easily be released in the air when damaged.

How are damaged asbestos containing materials managed?

Asbestos can be removed. Sometimes damaged materials are managed in place by patching, encapsulating (using a specially formulated paint-like coating) or building an enclosure around damaged and/or accessible materials. All of these are forms of abatement.

The Environmental Protection Agency requires all remaining asbestos containing material to be inspected by the school district every six months. This is documented in an Asbestos Hazard Emergency Response Act Report (AHERA Report).

Important Terms

Get to know these terms to make the most out of this report.

Damaged Asbestos Containing Material (ACM) can release asbestos fibers into the air.

Friable Materials can be reduced to a powder by applying hand pressure. **DO NOT TOUCH!**

Non-Friable materials are not easily damaged.

Significantly damaged materials are more than 10% damaged.

Abated ACM means repaired, removed, or reduced risk of exposure.

Detailed Review for Eleanor Emlen School

This school has 66 spaces with asbestos-containing materials. 60 of them are in teacher / student-occupied spaces. The School District last inspected ACM in Jun 2025 and published the AHERA report in Jul 2025. Since then, the School District has scheduled the abatement of all damaged asbestos-containing materials identified during this inspection.



We recommend that the school district continue to frequently monitor friable asbestos-containing materials for damage. We recommend that the School District completely remove friable ACM that have been repeatedly damaged in the past, as listed in Table 1. Abatement of damaged material was scheduled in 2025; however, the website does not confirm that the abatement was completed. A list of all the ACM in the school and their damage/abatement schedule can be found in the tables at the end of this report.

Information Reviewed to Make this Report:

The 2024/25 AHERA report from the School District of Philadelphia, and asbestos abatement notifications from the Air Management Services Online Portal.

Not included in this report are planned repairs to damaged asbestos materials that have not been uploaded to the Air Management Services website or any updated after August 22, 2025. To see the most current information, scan these QR Codes. After scanning, search for your school.

School Districts of Philadelphia Asbestos Reports:



AHERA Reports are documents generated from EPA required asbestos inspections

Office of the Controller Asbestos Project:



Asbestos abatement notification forms



Report what you see!

Parents and teachers should report hazardous conditions in schools on the Healthy Schools app.

Scan here to
download the app:



Disclaimer:

This report analyzes custodial and mechanical spaces like boiler rooms **only** when ACM is significantly damaged (damage > 10%).

Questions?

Find more resources on our website!

- Photo gallery of different types of damaged asbestos containing materials
- Guide to how we classify materials in schools
- Our analysis and reporting methodology
- What we do with the information in this report

prcceh.upenn.edu/asbestos



Email us at prcceh@pennteam.upenn.edu or call 215-573-9076

Table 1: Friable Asbestos Containing Materials Identified

NOTE: Friable materials can be reduced to a powder by applying hand pressure.
Do not touch it! Damaged and significantly damaged friable materials readily release harmful asbestos fibers into the air.

Location	Material Name	Reported as Damaged or Significantly Damaged? (Blank = No)	Abatement scheduled since the inspection? (Blank = No)
Girl's Restroom Pipe Chase	Pipe Fitting Insulation	Damaged. Previously reported significantly damaged in Jan 2024.	Encapsulated in July 2025. Previously encapsulated in Mar 2024.
Boy's Restroom Pipe Chase	Pipe Fitting Insulation		
Boiler Room	Paint associated with Wall, Concrete		
Hallway from Girl's Restroom to Music Room	Pipe Insulation 2-6 inch		
Fan Room	Electrical Wire Wrap		
Fan Room Crawlspace closest to Boiler Room	Pipe Insulation 2-6 inch		
Auditorium Lobby Restroom	Ceiling Tile 1' x 1'		
Classroom 200 Closet adjacent to Univent	Pipe Insulation 2-6 inch		
Prize Room	Sheetrock/Joint Compound Wall		
Prize Room Restroom	Paint associated with Wall, CMU		
Prize Room Restroom	Sheetrock/Joint Compound Wall		
Cafeteria	Sheetrock/Joint Compound Wall		
Childcare Pickup Room / Small Cafeteria	Sheetrock/Joint Compound Wall		
Music Room	Sheetrock/Joint Compound Wall		
Kitchen	Sheetrock/Joint Compound Wall		

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Kitchen Locker Room	Paint associated with Wall, CMU		
Kitchen Restroom	Paint associated with Wall, CMU		
Girl's Restroom	Sheetrock/Joint Compound Wall		
Women's Restroom	Sheetrock/Joint Compound Wall		
Prize Room Closet next to Restroom	Sheetrock/Joint Compound Wall		
Prize Room Closet on exterior wall	Sheetrock/Joint Compound Wall		
Portable Hallway	Sheetrock/Joint Compound Wall		
Hallway from Element 1 to Element 3	Sheetrock/Joint Compound Wall		

Table 2: Non-Friable Asbestos Containing Materials Identified

NOTE: Significantly Damaged non-friable materials (damage \geq 10% of the material) can release harmful asbestos fibers into the air.

Location	Material Name	Reported as Damaged or Significantly Damaged? (Blank = No)	Abatement scheduled since the inspection? (Blank = No)
Classroom 101	Glue Dots associated with Blackboard		
Classroom 102	Glue Dots associated with Blackboard		
Classroom 103	Glue Dots associated with Blackboard		
Building Engineer's Office Storage	Mastic associated with Floor Tile		
Building Engineer's Office Storage	Floor Tile VAT 12" x 12"		
Building Engineer's Office	Mastic associated with Floor Tile		
Building Engineer's Office	Floor Tile VAT 12" x 12"		
Nurse's Office Exam Room	Mastic associated with Floor Tile		
Nurse's Office Exam Room	Floor Tile VAT 12" x 12"		
Nurse's Office Waiting Room	Mastic associated with Floor Tile		
Nurse's Office Waiting Room	Floor Tile VAT 12" x 12"		
Nurse's Office	Mastic associated with Floor Tile		
Nurse's Office	Floor Tile VAT 12" x 12"		
Nurse's Waiting Room Closet	Mastic associated with Floor Tile		
Nurse's Waiting Room Closet	Mastic associated with Wall Tile 1' x 1'		
Nurse's Waiting Room Closet	Floor Tile VAT 12" x 12"		
Nurse's Office Storage Room	Mastic associated with Floor Tile		
Nurse's Office Storage Room	Floor Tile VAT 12" x 12"		
Nurse's Office Exam Room Closet	Mastic associated with Floor Tile		
Nurse's Office Exam Room Closet	Floor Tile VAT 12" x 12"		
Nurse's Office Closet	Mastic associated with Floor Tile		
Nurse's Office Closet	Floor Tile VAT 12" x 12"		
Counselor's Suite Common Area	Mastic associated with Floor Tile		
Counselor's Suite Common Area	Floor Tile VAT 12" x 12"		
Counselor's Office across from Suite entrance	Mastic associated with Floor Tile	Damaged. Previously reported damaged in Jan 2025.	Encapsulation scheduled Jul-Oct 2025. Previously encapsulated May 2025.
Counselor's Office next to School Psychologist's Office	Mastic associated with Floor Tile		
Counselor's Office next to School Psychologist's Office	Floor Tile VAT 12" x 12"		
School Psychologist's Office (next to 106)	Mastic associated with Floor Tile		

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School Psychologist's Office (next to 106)	Floor Tile VAT 12" x 12"		
Counselor's Suite Storage Closet	Mastic associated with Floor Tile		
Counselor's Suite Storage Closet	Floor Tile VAT 9" x 9"		
Counselor's Suite Storage Closet Vestibule	Mastic associated with Floor Tile		
Counselor's Suite Storage Closet Vestibule	Floor Tile VAT 9" x 9"		
Classroom 106	Glue Dots associated with Blackboard		
Classroom 106 Closet	Mastic associated with Floor Tile		
Classroom 106 Closet	Floor Tile VAT 12" x 12"		
Classroom 107	Floor Tile VAT 12" x 12" associated with Floor Tile		
Classroom 107	Glue Dots associated with Blackboard		
Classroom 107	Mastic associated with Floor Tile		
Classroom 108	Glue Dots associated with Blackboard		
Classroom 109	Glue Dots associated with Blackboard		
Classroom 109 Coat Closet	Mastic associated with Floor Tile		
Classroom 109 Coat Closet	Floor Tile VAT 12" x 12"		
Classroom 109 Storage Closet	Mastic associated with Floor Tile		
Classroom 109 Storage Closet	Floor Tile VAT 12" x 12"		
Conference Room 110	Glue Dots associated with Blackboard		
Main Office	Floor Tile VAT 12" x 12"		
Main Office	Mastic associated with Floor Tile		
Main Office	Floor Tile VAT 12" x 12"		
Principal's Office	Mastic associated with Floor Tile		
Principal's Office	Floor Tile VAT 12" x 12"		
Classroom 201	Glue Dots associated with Blackboard		
Classroom 202	Glue Dots associated with Blackboard		
Classroom 203	Glue Dots associated with Blackboard		
Classroom 204	Glue Dots associated with Blackboard		
Classroom 205	Glue Dots associated with Blackboard		
Classroom 206	Glue Dots associated with Blackboard		
Classroom 207	Glue Dots associated with Blackboard		
Classroom 208	Glue Dots associated with Blackboard		
Classroom 209	Glue Dots associated with Blackboard		
Classroom 210	Glue Dots associated with Blackboard		
Classroom 211	Glue Dots associated with Blackboard		
Classroom 302	Glue Dots associated with Blackboard		
IMC 303	Glue Dots associated with Blackboard		
Classroom 304	Glue Dots associated with Blackboard		
Classroom 305	Glue Dots associated with Blackboard		
Classroom 306	Glue Dots associated with Blackboard		
Classroom 307	Glue Dots associated with Blackboard		
Office 308	Glue Dots associated with Blackboard		
Speech Office 308A	Glue Dots associated with Blackboard		
Classroom 309	Glue Dots associated with Blackboard		
Classroom 310	Glue Dots associated with Blackboard		
Classroom 311	Glue Dots associated with Blackboard		
Gym Office	Mastic associated with Floor Tile		
Gym Office	Floor Tile VAT 12" x 12"		
Gym Equipment Storage next to Gym Office	Mastic associated with Floor Tile		
Gym Equipment Storage next to Gym Office	Floor Tile VAT 12" x 12"		
Gym Storage next to Boiler Room Entrance Room	Mastic associated with Floor Tile		

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Gym Storage next to Boiler Room Entrance Room	Floor Tile VAT 12" x 12"		
Head Start Kitchen	Mastic associated with Floor Tile		
Head Start Kitchen	Floor Tile VAT 12" x 12"		
Head Start Kitchen	Floor Tile VAT 9" x 9"		
Fan Room	Transite associated with Electrical Panel		
Gym Storage next to Sharpnack St Stairwell	Mastic associated with Floor Tile		
Gym Storage next to Sharpnack St Stairwell	Floor Tile VAT 12" x 12"		
Auditorium	Transite associated with Radiator		
Auditorium Lobby Restroom	Glue Dots associated with Ceiling Tile 1' x 1'		
Classroom 213	Glue Dots associated with Blackboard		
Classroom 214	Glue Dots associated with Blackboard		
Classroom 215	Glue Dots associated with Blackboard		
Classroom 216	Glue Dots associated with Blackboard		
Classroom 217	Glue Dots associated with Blackboard		
Classroom 218	Glue Dots associated with Blackboard		
Classroom 200	Mastic associated with Floor Tile		
Classroom 200	Floor Tile VAT 12" x 12"		
Classroom 200	Glue Dots associated with Ceiling Tile 1' x 1'		
Classroom 200	Floor Tile VAT 12" x 12"		
Classroom 200	Glue Dots associated with Blackboard		
Classroom 200 Closet adjacent to Univent	Mastic associated with Floor Tile		
Classroom 200 Closet adjacent to Univent	Floor Tile VAT 12" x 12"		
Classroom 200 Closet adjacent to Entrance	Mastic associated with Floor Tile		
Classroom 200 Closet adjacent to Entrance	Floor Tile VAT 12" x 12"		
Prize Room	Mastic associated with Floor Tile		
Prize Room	Sink Undercoat Mastic		
Prize Room	Floor Tile VAT 9" x 9"		
Prize Room	Floor Tile VAT 12" x 12"		
Prize Room Restroom	Mastic associated with Floor Tile		
Prize Room Restroom	Floor Tile VAT 12" x 12"		
Cafeteria	Mastic associated with Floor Tile		
Cafeteria	Floor Tile VAT 9" x 9"		
Cafeteria	Floor Tile VAT 12" x 12"		
Cafeteria	Glue Dots associated with Blackboard		
Childcare Pickup Room / Small Cafeteria	Mastic associated with Floor Tile		
Childcare Pickup Room / Small Cafeteria	Glue Dots associated with Blackboard		
Childcare Pickup Room / Small Cafeteria	Floor Tile VAT 9" x 9"		
Childcare Pickup Room / Small Cafeteria	Floor Tile VAT 12" x 12"		
Music Room	Mastic associated with Floor Tile		
Music Room	Floor Tile VAT 9" x 9"		
Music Room	Glue Dots associated with Blackboard		
Kitchen	Mastic associated with Floor Tile		
Kitchen	Glue Dots associated with Blackboard		
Kitchen Locker Room	Mastic associated with Floor Tile		
Kitchen Locker Room	Floor Tile VAT 12" x 12"		
Kitchen Restroom	Mastic associated with Floor Tile		

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Kitchen Restroom	Floor Tile VAT 12" x 12"		
Prize Room Closet next to Restroom	Mastic associated with Floor Tile		
Prize Room Closet next to Restroom	Floor Tile VAT 12" x 12"		
Prize Room Closet on exterior wall	Mastic associated with Floor Tile		
Prize Room Closet on exterior wall	Floor Tile VAT 12" x 12"		
Portable Hallway	Mastic associated with Floor Tile		
Portable Hallway	Floor Tile VAT 9" x 9"		
Hallway from Element 1 to Element 3	Mastic associated with Floor Tile		
Hallway from Element 1 to Element 3	Floor Tile VAT 12" x 12"		