

Franklin Learning Center: 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:

- 105 teacher / student occupied spaces have asbestos containing material (ACM)
- 1 space had damaged ACM
- 52 spaces contained friable ACM
- **All damaged** materials were scheduled to be abated

Our Recommendations:

- The School District scheduled the abatement for the one damaged ACM identified during their latest inspection in February 2026.
- The School District is required to regularly monitor the condition of their ACM by the EPA. A full list of the ACM found at this school can be found in Table 1 and Table 2. If these materials become damaged, teachers, staff, and parents should report any damaged ACM to their principal immediately.



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 Franklin Learning Center

This school has 114 spaces with asbestos containing materials. 105 of them are in teacher / student occupied spaces. The School District last inspected ACM in February 2026 and published the AHERA report in March 2026. Since then, the School District scheduled the abatement of the 1 damaged asbestos containing material identified during this inspection.



Abatement that has been scheduled in 2026 has been confirmed as completed through air-management verification reports on the School District website. 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 2025/26 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 4, 2026. 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@penntestmed.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)
Classroom 100	Pipe Insulation 2-6 inch		
Auditorium Balcony	Auditorium Plaster Ceiling		
Weight Room 103-104	Pipe Fitting Insulation		
Weight Room 103-104	Pipe Insulation 2-6 inch		
Storage Room 107A	Pipe Insulation 2-6 inch		
Storage Room 107A	Pipe Fitting Insulation		
Principal's Restroom adjacent to ESOL Office 108	Pipe Insulation 2-6 inch		
Classroom 121	Pipe Fitting Insulation		
Classroom 121	Pipe Insulation 2-6 inch		
Classroom 122	Pipe Insulation 2-6 inch		
Classroom 122	Pipe Fitting Insulation		
Conference Room 126	Pipe Insulation 2-6 inch		
Conference Room 126	Pipe Fitting Insulation		
Principal's Office	Pipe Insulation 2-6 inch		
Principal's Office	Pipe Fitting Insulation		
Classroom 133	Pipe Insulation 2-6 inch		
Classroom 129	Pipe Fitting Insulation		
Classroom 129	Pipe Insulation 2-6 inch		
Hallway from Classrooms 100 to 126	Pipe Fitting Insulation		
Hallway from Classrooms 100 to 126	Pipe Insulation 2-6 inch		
Hallway from Classrooms 121 to 125	Pipe Fitting Insulation		
Hallway from Classrooms 121 to 125	Pipe Insulation 2-6 inch		
Hallway from Classrooms 100 to 106	Pipe Insulation 2-6 inch		

Franklin Learning Center: Asbestos Hazard Report

Classroom 200	Pipe Insulation 2-6 inch		
Classroom 200	Pipe Fitting Insulation		
Classroom 202	Pipe Fitting Insulation		
Classroom 202	Pipe Insulation 2-6 inch		
Vestibule leading to Office 206	Pipe Insulation 2-6 inch		
Classroom 209	Pipe Insulation 2-6 inch		
Classroom 209	Pipe Fitting Insulation		
Classroom 215	Pipe Insulation 2-6 inch		
Classroom 215	Pipe Insulation 2-6 inch		
Classroom 220	Pipe Fitting Insulation		
Classroom 220	Pipe Insulation 2-6 inch		
IMC 221	Pipe Insulation 2-6 inch		
IMC 221	Pipe Fitting Insulation		
Hallway from Classrooms 217 to 215	Pipe Insulation 2-6 inch		
Hallway from Classrooms 201 to 204/204	Pipe Insulation 2-6 inch		
Classroom 300	Pipe Insulation 2-6 inch		
Classroom 300	Pipe Fitting Insulation		
Custodial Closet across from 301	Pipe Insulation 2-6 inch		
Custodial Closet across from 301	Pipe Fitting Insulation		
Classroom 302	Pipe Insulation 2-6 inch		
Office 306 (IDF-3)	Pipe Insulation 2-6 inch	Reported damaged in Feb 2025.	Encapsulated in Apr 2025.
Hallway from Classrooms 314 to 319	Pipe Insulation 2-6 inch		
Hallway from Classrooms 316 to 318	Pipe Insulation 2-6 inch		
Hallway from Classrooms 316 to 318	Pipe Insulation 2-6 inch		
Hallway from Classrooms 316 to 318	Pipe Fitting Insulation		
Hallway from Classrooms 301 to 304	Pipe Insulation 2-6 inch		
Hallway from Classrooms 301 to 304	Pipe Fitting Insulation		
Storage Room 400	Sheetrock/Joint Compound Wall		
Dance Studio	Sheetrock/Joint Compound Wall		
Music Classroom 410	Sheetrock/Joint Compound Wall		
Dance Locker Room	Pipe Insulation 2-6 inch		
Dance Locker Room	Sheetrock/Joint Compound Wall		
Fire Tower A adjacent to Closet 400	Paint associated with Ceiling, Concrete		
Attic above 4th Floor Dance Studio	Pipe Fitting Insulation		
Attic above 4th Floor Dance Studio	Pipe Insulation 2-6 inch		
Auditorium Attic	Auditorium Attic Plaster Floor	Significantly damaged. First reported significantly damaged in Sep 2024.	Space signed and sealed (inaccessible).
Boy's Locker Room	Pipe Insulation 2-6 inch		
Kitchen Office	Pipe Fitting Insulation		
Kitchen Office	Pipe Insulation 2-6 inch		
Kitchen	Pipe Fitting Insulation		
Kitchen	Pipe Insulation 2-6 inch		
Auditorium	Auditorium Plaster Ceiling		
Stage	Auditorium Plaster Ceiling		
Building Engineer's Office	Pipe Fitting Insulation		
Building Engineer's Office	Pipe Insulation 2-6 inch		
Custodial Staff Locker Room	Pipe Fitting Insulation		
Custodial Staff Locker Room	Pipe Insulation 2-6 inch		
Athletic Equipment Storage	Pipe Insulation 2-6 inch		
Athletic Equipment Storage	Pipe Fitting Insulation		
Girl's Locker Room	Pipe Fitting Insulation		
Girl's Locker Room	Pipe Insulation 2-6 inch		
Locker Room in Athletic Equipment Storage	Pipe Insulation 2-6 inch		

Franklin Learning Center: Asbestos Hazard Report

Locker Room in Athletic Equipment Storage	Pipe Fitting Insulation		
Hallway from Kitchen Office to Athletic Equipment Storage 016	Pipe Fitting Insulation		
Hallway from Kitchen Office to Athletic Equipment Storage 016	Pipe Insulation 2-6 inch		
Hallway adjacent to Gymnasium	Pipe Fitting Insulation		
Hallway adjacent to Gymnasium	Pipe Insulation 2-6 inch		
Hallway from School Police Office B05 to Custodial Staff Locker Room	Pipe Insulation 2-6 inch		
Hallway from School Police Office B05 to Custodial Staff Locker Room	Pipe Fitting Insulation		
Hallway from Boiler Room to Stairwell B	Pipe Fitting Insulation		
Hallway from Boiler Room to Stairwell B	Pipe Insulation 2-6 inch		
Stairwell 4 (D) adjacent to School Police Office B05	Pipe Fitting Insulation		
Stairwell 4 (D) adjacent to School Police Office B05	Pipe Insulation 2-6 inch		
Stairwell 2 (B)	Pipe Insulation 2-6 inch		
Stairwell 2 (B)	Pipe Fitting Insulation		
Stairwell C adjacent to Athletic Equipment Storage 016	Pipe Insulation 2-6 inch		
Crawl Space (Concrete Hallway Plenum by Electrical Room running East to West)	Pipe Insulation >6 inches associated with Plenum, Supply		
Crawl Space (Concrete Hallway Plenum by Electrical Room running East to West)	Pipe Insulation >6 inches associated with Plenum, Supply		
Crawl Space (Concrete Hallway Plenum by Electrical Room running East to West)	Pipe Insulation 2-6 inch associated with Plenum, Supply		

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 100	Glue Dots associated with Blackboard		
Multipurpose Room	Mastic associated with Floor Tile		
Multipurpose Room	Floor Tile VAT 12" x 12"		
Weight Room 103-104	Glue Dots associated with Blackboard		
Girl's Restroom in Weight Room 103-104	Thinset associated with Floor, Ceramic Tile		
Boy's Restroom in Weight Room 103-104	Thinset associated with Floor, Ceramic Tile		
Boy's Restroom in Weight Room 103-104	Thinset associated with Floor, Ceramic Tile		
Classroom 105	Glue Dots associated with Blackboard		

Franklin Learning Center: Asbestos Hazard Report

Storage Room in Classroom 105	Mastic associated with Floor Tile		
Storage Room in Classroom 105	Floor Tile VAT 12" x 12"		
Storage Room 107A	Floor Tile VAT 12" x 12"		
Storage Room 107A	Floor Tile VAT 12" x 12"		
Storage Room 107A	Mastic associated with Floor Tile		
IT MDF Room 106	Floor Tile VAT 12" x 12"	Damaged.	Damaged material removed in Mar 2026.
IT MDF Room 106	Mastic associated with Floor Tile		
Office 107	Mastic associated with Floor Tile		
Office 107	Floor Tile VAT 12" x 12"		
ESOL Office 108	Mastic associated with Floor Tile		
ESOL Office 108	Glue Dots associated with Blackboard		
Principal's Restroom adjacent to ESOL Office 108	Thinset associated with Wall, Ceramic Tile		
Nurse's Restroom	Mastic associated with Floor Tile		
Nurse's Restroom	Floor Tile VAT 12" x 12"		
Classroom 120	Glue Dots associated with Blackboard		
Classroom 120	Mastic associated with Floor Tile		
Girl's Restroom across from Classroom 122	Thinset associated with Wall, Ceramic Tile		
Storage Room in Classroom 120	Thinset associated with Floor, Ceramic Tile		
Classroom 121	Glue Dots associated with Blackboard		
Women's Staff Restroom across from Classroom 122	Thinset associated with Wall, Ceramic Tile		
Women's Staff Restroom across from Classroom 122	Thinset associated with Wall, Ceramic Tile		
Storage Room in Classroom 121	Thinset associated with Floor, Ceramic Tile		
Classroom 122	Glue Dots associated with Blackboard		
Storage Room in Classroom 122	Thinset associated with Floor, Ceramic Tile		
Classroom 123	Glue Dots associated with Blackboard		
School Store 124A	Floor Tile VAT 12" x 12"		
Classroom 125	Glue Dots associated with Blackboard		
Conference Room 126	Mastic associated with Floor Tile		
Conference Room 126	Floor Tile VAT 12" x 12"		
Main Office Storage Closet	Floor Tile VAT 12" x 12"		
Main Office Storage Closet	Mastic associated with Floor Tile		
Classroom 131	Glue Dots associated with Blackboard		
Classroom 132	Glue Dots associated with Blackboard		
Classroom 133	Glue Dots associated with Blackboard		
Classroom 129	Mastic associated with Floor Tile		
Classroom 129	Glue Dots associated with Blackboard		
Classroom 129	Floor Tile VAT 12" x 12"		
Hallway from Classrooms 100 to 106	Glue Dots associated with Blackboard		
Classroom 200	Glue Dots associated with Blackboard		
Classroom 201	Glue Dots associated with Blackboard		
Classroom 202	Glue Dots associated with Blackboard		
Classroom 203-204	Glue Dots associated with Blackboard		
Classroom 205	Glue Dots associated with Blackboard		
Office 206	Mastic associated with Floor Tile		
Vestibule leading to Office 206	Mastic associated with Floor Tile		
Classroom 207	Glue Dots associated with Blackboard		
Classroom 209	Glue Dots associated with Blackboard		
Classroom 210	Glue Dots associated with Blackboard		
Classroom 212	Glue Dots associated with Blackboard		
Classroom 214	Glue Dots associated with Blackboard		
Office 213	Mastic associated with Floor Tile		
Office 213	Floor Tile VAT 12" x 12"		
Classroom 215	Glue Dots associated with Blackboard		

Franklin Learning Center: Asbestos Hazard Report

Classroom 216	Glue Dots associated with Blackboard		
Classroom 216	Transite associated with Tabletop		
Classroom 217	Transite associated with Tabletop		
Classroom 217	Glue Dots associated with Blackboard		
Storage Room in between Classroom 216 & 217	Transite associated with Tabletop		
Classroom 218	Glue Dots associated with Blackboard		
Office 219	Mastic associated with Floor Tile		
Office 219	Glue Dots associated with Blackboard		
Office 219	Floor Tile VAT 12" x 12"		
Classroom 220	Glue Dots associated with Blackboard		
IMC Office	Sink Undercoat Mastic		
Hallway from Rooms 206 to 213	Glue Dots associated with Blackboard		
Classroom 300	Glue Dots associated with Blackboard		
Classroom 302	Glue Dots associated with Blackboard		
Classroom 303	Glue Dots associated with Blackboard		
Classroom 303	Glue Dots associated with Blackboard		
Classroom 304	Glue Dots associated with Blackboard		
Classroom 305	Glue Dots associated with Blackboard		
Classroom 307	Thinset associated with Floor, Ceramic Tile		
Classroom 307	Glue Dots associated with Blackboard		
Office 306 (IDF-3)	Mastic associated with Floor Tile		
Office 306 (IDF-3)	Glue Dots associated with Blackboard		
Back Closet	Thinset associated with Floor, Ceramic Tile		
Classroom 309	Thinset associated with Floor, Ceramic Tile		
Classroom 309	Glue Dots associated with Blackboard		
Closet 307/309	Thinset associated with Floor, Ceramic Tile		
Doctors Office in Classroom 310	Mastic associated with Floor Tile		
Doctors Office in Classroom 310	Floor Tile VAT 12" x 12"		
Doctors Office in Classroom 310	Floor Tile VAT 12" x 12"		
Unisex Restroom in Classroom 310	Thinset associated with Floor, Ceramic Tile		
Classroom 312	Thinset associated with Floor, Ceramic Tile		
Classroom 312	Glue Dots associated with Blackboard		
Classroom 312 Office	Glue Dots associated with Blackboard		
Office 312A	Floor Tile VAT 9" x 9"		
Office 312A	Mastic associated with Floor Tile		
Women's Staff Restroom across from Classroom 317	Thinset associated with Wall, Ceramic Tile		
Girl's Restroom across from Classroom 317	Thinset associated with Wall, Ceramic Tile		
Girl's Restroom across from Classroom 317	Thinset associated with Wall, Ceramic Tile		
Classroom 315	Glue Dots associated with Blackboard		
Classroom 315	Mastic associated with Floor Tile		
Office 314	Mastic associated with Floor Tile		
Office 314	Floor Tile VAT 12" x 12"		
Classroom 316	Glue Dots associated with Blackboard		
Classroom 316	Transite associated with Tabletop		
Classroom 317	Glue Dots associated with Blackboard		
Classroom 317	Transite associated with Tabletop		
Classroom 319	Glue Dots associated with Blackboard		
Office 320 (IDF-2)	Glue Dots associated with Blackboard		
Office 320 (IDF-2)	Mastic associated with Floor Tile		
Office 322	Glue Dots associated with Blackboard		
Classroom 321	Glue Dots associated with Blackboard		
Classroom 323	Glue Dots associated with Blackboard		
Classroom 324	Glue Dots associated with Blackboard		
Classroom 325	Glue Dots associated with Blackboard		

Franklin Learning Center: Asbestos Hazard Report

Hallway from Classrooms 306 to 314	Glue Dots associated with Blackboard		
Stairwell 4 (D3) adjacent Classroom 319	Transite associated with Wall Panel		
Stairwell 4 (D3) adjacent Classroom 319	Glue Dots associated with Blackboard		
Dance Studio	Glue Dots associated with Blackboard		
Hallway from Closet 400 to Dance Studio	Transite associated with Door Transom		
Hallway from Dance Studio to Dance Locker Room	Transite associated with Door Transom		
Fan Room	Seam Packing associated with Fan Unit, Interior		
Fan Room	Seam Packing associated with Fan Unit, Interior		
Electrical Room	Transite associated with Electrical Panel		
Boy's Locker Room	Thinset associated with Wall, Ceramic Tile		
Boy's Locker Restroom	Thinset associated with Wall, Ceramic Tile		
School Police Office B05	Mastic associated with Floor Tile		
School Police Office B05	Floor Tile VAT 12" x 12"		
School Police Office Equipment/Server Room	Mastic associated with Floor Tile		
School Police Office Equipment/Server Room	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"		
Building Engineer's Office	Floor Tile VAT 12" x 12"		
Girl's Locker Room	Thinset associated with Wall, Ceramic Tile		
Men's Restroom	Thinset associated with Floor, Ceramic Tile		
Men's Restroom	Thinset associated with Wall, Ceramic Tile		
Foyer	Thinset associated with Floor, Terrazzo		