

BOMA Plant Operations Practice Test (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of questions,

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Don't worry about getting everything right, your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations, and take breaks to retain information better.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning.

7. Use Other Tools

Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly — adapt the tips above to fit your pace and learning style. You've got this!

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Questions

- 1. Which of the following would not prevent boiler tube corrosion?**
 - A. Slightly acidic boiler water**
 - B. Open feedwater heater**
 - C. Proper chemical treatment**
 - D. Phosphates**
- 2. What does PM stand for in the context of facility maintenance?**
 - A. Periodic Maintenance**
 - B. Preventive Maintenance**
 - C. Product Maintenance**
 - D. Primary Maintenance**
- 3. What ions are removed by a zeolite water softener?**
 - A. Sodium and calcium**
 - B. Calcium and magnesium**
 - C. Magnesium and sodium**
 - D. Zeolite and calcium**
- 4. How can a facility improve its thermal efficiency?**
 - A. By increasing the size of the heating system**
 - B. By enhancing insulation and sealing leaks**
 - C. By operating at full capacity**
 - D. By reducing maintenance checks**
- 5. What is the key principle behind sustainability in facility management?**
 - A. Maximizing building aesthetics**
 - B. Minimizing environmental impact while maximizing resource efficiency**
 - C. Increasing operational costs for better services**
 - D. Ensuring 100% occupancy at all times**

- 6. When putting a cold boiler back in service, when should the vent be opened?**
- A. Until you get 25psi in the boiler**
 - B. When the boiler is warm**
 - C. When the steam stops are open**
 - D. Never leave it open**
- 7. Which test determines the relieving capacity of safety valves?**
- A. Hydrostatic test**
 - B. Accumulation test**
 - C. Orsat test**
 - D. Evaporation test**
- 8. In watertube boilers, where do the heat and gases of combustion pass?**
- A. Through the tubes**
 - B. Around the tubes**
 - C. In the tubes of the closed feedwater heater**
 - D. All of the above**
- 9. What type of fuel is often used in industrial boilers?**
- A. Wood pellets**
 - B. Natural gas**
 - C. Solar energy**
 - D. Electricity**
- 10. What is the function of a Building Automated System (BAS) in plant operations?**
- A. To maintain worker schedules**
 - B. To dispose of waste materials**
 - C. To monitor and control building systems such as HVAC, lighting, and security**
 - D. To conduct staff training**

Answers

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1. A
2. B
3. B
4. B
5. B
6. A
7. B
8. B
9. B
10. C

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Explanations

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1. Which of the following would not prevent boiler tube corrosion?

- A. Slightly acidic boiler water**
- B. Open feedwater heater**
- C. Proper chemical treatment**
- D. Phosphates**

Slightly acidic boiler water would not prevent boiler tube corrosion because acid contributes to the deterioration of metal surfaces. Corrosion is an electrochemical process that is accelerated in acidic environments, as acids can increase the rate at which metals like steel or iron oxidize. Therefore, having even slightly acidic conditions in the boiler water creates an environment that can lead to pitting and thinning of boiler tubes, ultimately compromising their structural integrity. Proper chemical treatment and phosphates are used to maintain the correct pH level and form protective layers on the metal surfaces in the boiler, which helps to prevent corrosion. An open feedwater heater can also aid in the prevention of corrosion by allowing for better temperature control and deaeration, which helps reduce oxygen content in the water, another contributor to corrosion.

2. What does PM stand for in the context of facility maintenance?

- A. Periodic Maintenance**
- B. Preventive Maintenance**
- C. Product Maintenance**
- D. Primary Maintenance**

In the context of facility maintenance, PM stands for Preventive Maintenance. This term refers to a proactive maintenance strategy aimed at preventing equipment failures and ensuring that facilities and systems operate efficiently and effectively. Preventive maintenance involves regular inspections, servicing, and adjustments made proactively at scheduled intervals, rather than only after equipment has failed. By focusing on preventive measures, organizations can extend the lifespan of their equipment, reduce downtime, and minimize the likelihood of costly repairs. This approach is essential for maintaining safety, improving operational efficiency, and ultimately saving costs associated with reactive maintenance strategies. Other terms like Periodic Maintenance, Product Maintenance, and Primary Maintenance do not accurately capture the comprehensive nature of the proactive strategies that characterize Preventive Maintenance. Periodic Maintenance may imply timing but lacks the broader focus on prevention, while Product Maintenance is generally less applicable in the context of facility operations.

3. What ions are removed by a zeolite water softener?

- A. Sodium and calcium
- B. Calcium and magnesium**
- C. Magnesium and sodium
- D. Zeolite and calcium

A zeolite water softener works by using a natural or synthetic zeolite mineral to remove hardness from water, primarily by exchanging certain ions. The correct answer identifies calcium and magnesium as the ions removed by this process. In many water supplies, hardness is mainly due to the presence of calcium and magnesium ions, which can lead to scale buildup and other issues in plumbing and appliances. When water flows through a zeolite softener, the zeolite resin has sodium ions that are exchanged for the calcium and magnesium ions in the water. As a result, these harmful ions are trapped in the zeolite, while the water that exits the softener has a much lower concentration of hardness, effectively softening the water. This process is essential for protecting plumbing systems and improving the effectiveness of soaps and detergents. By understanding that calcium and magnesium are the primary culprits of hard water, it becomes clear why the answer focuses specifically on these ions.

4. How can a facility improve its thermal efficiency?

- A. By increasing the size of the heating system
- B. By enhancing insulation and sealing leaks**
- C. By operating at full capacity
- D. By reducing maintenance checks

Improving thermal efficiency in a facility primarily involves minimizing heat loss and ensuring that the heating system operates more effectively. Enhancing insulation and sealing leaks directly addresses areas where energy can escape, thereby reducing the overall energy required to maintain comfortable temperatures. Proper insulation helps keep heat inside during colder months and prevents excessive heat from entering during warmer months. Likewise, sealing leaks around windows, doors, and ducts prevents drafts that can lead to increased energy consumption. This approach not only optimizes the heating and cooling processes but also contributes to significant cost savings through reduced energy bills. In contrast, simply increasing the size of the heating system does not inherently lead to greater efficiency; it may result in oversizing, causing the system to cycle on and off frequently, which can be inefficient. Operating at full capacity might ensure that a system can handle the load, but it doesn't necessarily mean that the facility is using energy efficiently. Lastly, reducing maintenance checks can lead to inefficiencies due to potential breakdowns, decreased performance, and increased energy use, making regular maintenance essential for maintaining optimal operating conditions and ensuring the system runs efficiently over time.

5. What is the key principle behind sustainability in facility management?

A. Maximizing building aesthetics

B. Minimizing environmental impact while maximizing resource efficiency

C. Increasing operational costs for better services

D. Ensuring 100% occupancy at all times

Sustainability in facility management fundamentally revolves around minimizing environmental impact while maximizing resource efficiency. This principle emphasizes the responsible use of resources, ensuring that facilities are managed in a way that protects the environment for future generations. It involves integrating practices that reduce waste, conserve energy, and utilize sustainable materials, leading to cost savings over time and improved operational efficiency. By focusing on resource efficiency, facility managers can implement strategies that not only reduce expenses but also contribute to a healthier environment, such as adopting green technologies and promoting renewable energy sources. This approach acknowledges the interconnectedness of ecological responsibility and economic realities, highlighting that a sustainable facility is one that operates efficiently and conserves the planet's resources. Other concepts like maximizing building aesthetics, increasing operational costs for improved services, or ensuring constant occupancy do not inherently address the critical elements of sustainability, which prioritize environmental stewardship and efficient resource management.

6. When putting a cold boiler back in service, when should the vent be opened?

A. Until you get 25psi in the boiler

B. When the boiler is warm

C. When the steam stops are open

D. Never leave it open

Opening the vent on a cold boiler as it is brought back into service is crucial to prevent the formation of a vacuum within the boiler. The correct practice is to keep the vent open until you reach a pressure of 25 psi. This allows any trapped air to escape while the boiler is being pressurized, which helps to ensure that steam can circulate freely once the pressure builds. Maintaining pressure is vital for safe and efficient operations, as trapped air can create a barrier to the steam and lead to issues such as overheating, inefficient heating, or even physical damage to the boiler itself. Other options suggest different timings for venting that do not align with the best practices for safe boiler operation. For instance, opening the vent when the boiler is warm may not ensure that air is expelled effectively during the initial pressurization stage. Opening the vent only when steam stop valves are open can also be counterproductive, especially if the boiler has not been adequately ventilated as it heats up. Lastly, stating that the vent should never be left open fails to acknowledge the necessity of proper air removal during startup to prevent operational hazards.

7. Which test determines the relieving capacity of safety valves?

- A. Hydrostatic test**
- B. Accumulation test**
- C. Orsat test**
- D. Evaporation test**

The accumulation test is designed to determine the relieving capacity of safety valves by simulating a pressure build-up in a system. During this test, the safety valve is subjected to a controlled increase in pressure beyond its setpoint to measure how effectively it can relieve pressure and prevent system overpressure. By assessing the amount of pressure that accumulates before the valve opens and the amount of flow it can handle once it does open, operators can ensure that the safety valve will perform as intended during an actual overpressure condition. This test is critical for verifying that the safety device meets regulatory and safety standards to protect equipment and personnel. In the context of the other options, the hydrostatic test is used primarily to assess the integrity and strength of a vessel or piping system, while the Orsat test is used for analyzing gas compositions, and the evaporation test assesses the cooling efficiency of systems, none of which directly measure safety valve relieving capacity. The accumulation test stands out as specifically focused on the safety valve's operational parameters, making it the correct choice in this context.

8. In watertube boilers, where do the heat and gases of combustion pass?

- A. Through the tubes**
- B. Around the tubes**
- C. In the tubes of the closed feedwater heater**
- D. All of the above**

In watertube boilers, the heat and gases of combustion pass around the tubes containing water rather than through them. This design allows water to be heated in the tubes, which are surrounded by the combustion gases that provide the heat necessary for the water to turn into steam. This method is efficient because it maximizes the surface area of the tubes that comes into contact with the hot gases, thus improving heat transfer. The construction also facilitates the quick response to demand changes, as water can be heated more rapidly in this configuration. Understanding the specific flow of heat and water in watertube boilers helps in recognizing their advantages in various applications, such as in power plants where quick steam generation is critical. This distinguishes watertube boilers from other types, such as firetube boilers, where combustion gases pass through the tubes themselves and are surrounded by the water.

9. What type of fuel is often used in industrial boilers?

- A. Wood pellets**
- B. Natural gas**
- C. Solar energy**
- D. Electricity**

Natural gas is commonly used in industrial boilers due to its efficiency, availability, and cost-effectiveness. It burns cleanly and produces high temperatures necessary for various industrial processes, making it a preferred choice for many facilities. Additionally, natural gas systems can be integrated with existing infrastructure, allowing for easier upgrades and maintenance. Wood pellets, while a renewable source of energy, are less common in large industrial applications compared to natural gas due to limitations in scalability and efficiency for high-demand situations. Solar energy, although a sustainable option, generally requires significant space and investment in technology that may not be viable for all industrial operations. Electricity, while a clean energy source, is often more expensive and less efficient for large-scale heating processes when compared to direct natural gas heating. Thus, natural gas remains the most practical and widely used fuel in industrial boiler applications.

10. What is the function of a Building Automated System (BAS) in plant operations?

- A. To maintain worker schedules**
- B. To dispose of waste materials**
- C. To monitor and control building systems such as HVAC, lighting, and security**
- D. To conduct staff training**

The function of a Building Automated System (BAS) is to monitor and control essential building systems, which significantly enhances operational efficiency and comfort within the facility. A BAS integrates various components such as heating, ventilation, and air conditioning (HVAC), lighting, and security systems into a centralized platform, allowing for real-time monitoring and adjustments based on occupancy, time of day, and energy usage. This capability not only ensures that building environments remain comfortable for occupants but also optimizes energy consumption and operational costs. Overall, a BAS plays a critical role in enhancing the sustainability and effectiveness of building operations.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://bomaplantops.examzify.com>

We wish you the very best on your exam journey. You've got this!