

LEED AP with Operations and Maintenance (O+M) Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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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. 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.

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. 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!

Questions

- 1. Which two dedicated use spaces in a school building can be shared with the community to earn SS Credit - Joint Use of Facilities?**
 - A. Library and Gym**
 - B. Library and Health Clinic**
 - C. Cafeteria and Gymnasium**
 - D. Health Clinic and Playground**
- 2. Which agency establishes guidelines for recycling programs for mercury-containing light bulbs?**
 - A. Centers for Disease Control and Prevention (CDC)**
 - B. Environmental Protection Agency (EPA)**
 - C. Occupational Safety and Health Administration (OSHA)**
 - D. National Institute of Standards and Technology (NIST)**
- 3. For propane-powered floor equipment, what is the maximum sound level allowed according to ISO 11201?**
 - A. 80 dBA**
 - B. 85 dBA**
 - C. 90 dBA**
 - D. 95 dBA**
- 4. What activity is not typically part of the commissioning cycle for existing buildings?**
 - A. System testing**
 - B. Performance verification**
 - C. Construction review**
 - D. Documentation development**
- 5. What percentage of roof surfaces must be covered with vegetation for the project to earn exemplary performance for Heat Island Reduction - Roof?**
 - A. 80%**
 - B. 90%**
 - C. 95%**
 - D. 100%**

- 6. Which types of durable goods are included in calculations for solid waste management?**
- A. Desks**
 - B. Printers and Copiers**
 - C. Phones and Computers**
 - D. Chairs and Tables**
- 7. Which renewable energy source is typically categorized under biomass?**
- A. Solar panels**
 - B. Wind turbines**
 - C. Biogas from organic waste**
 - D. Geothermal systems**
- 8. What is a requirement for maintaining a high-performing solid waste management program under the MR Prerequisite: Ongoing Purchasing and Waste Policy?**
- A. Conduct a waste stream audit every year**
 - B. Maintain a waste diversion rate of 50%**
 - C. Perform a waste stream audit of consumables at least once every 5 years**
 - D. Track waste disposal methods monthly**
- 9. Which of the following statements is true for innovations not addressed by existing LEED credits?**
- A. Points can only be earned in the same rating system**
 - B. The project must demonstrate a qualitative improvement**
 - C. Points can be earned from selected credits from other LEED rating systems**
 - D. The strategy must be equivalent to standard performance**
- 10. What is one approach to achieve exemplary performance in indoor water use reduction?**
- A. Use recycled water for flushing**
 - B. Efficacious fixture replacement**
 - C. Reduce indoor water use by 20%**
 - D. Implement rainwater harvesting**

Answers

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

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Explanations

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1. Which two dedicated use spaces in a school building can be shared with the community to earn SS Credit - Joint Use of Facilities?

- A. Library and Gym**
- B. Library and Health Clinic**
- C. Cafeteria and Gymnasium**
- D. Health Clinic and Playground**

The Joint Use of Facilities credit recognizes the value of utilizing dedicated spaces within school buildings for the benefit of the surrounding community. This approach promotes community engagement, resource sharing, and can enhance public access to facilities. In this context, the combination of a library and a health clinic is particularly effective. Libraries are often seen as community hubs, providing access to educational resources, programs, and events that can serve both students and community members alike. Health clinics, on the other hand, serve a vital public health function, bringing healthcare services closer to the community. By allowing both the library and the health clinic to be used by local residents, the school strengthens its role as a community center, fostering a sense of togetherness and support. Choosing other combinations lacks the same level of community integration or public service benefit. For example, while a gym and cafeteria might serve school functions, they do not necessarily enhance public well-being in the same way as a health clinic would. Thus, the pairing of the library and health clinic is particularly aligned with the intent of the credit.

2. Which agency establishes guidelines for recycling programs for mercury-containing light bulbs?

- A. Centers for Disease Control and Prevention (CDC)**
- B. Environmental Protection Agency (EPA)**
- C. Occupational Safety and Health Administration (OSHA)**
- D. National Institute of Standards and Technology (NIST)**

The Environmental Protection Agency (EPA) is the agency responsible for establishing guidelines related to recycling programs for mercury-containing light bulbs. This is largely due to the potential environmental and health hazards posed by mercury, which is a toxic substance. The EPA provides regulations and best practices for the proper disposal and recycling of these bulbs to prevent mercury from entering the waste stream and potentially contaminating air, water, and soil. In addition, the EPA initiatives often include educational resources and partnerships to promote safe recycling practices among consumers and businesses, ensuring compliance with environmental laws aimed at protecting public health and the environment. Other agencies, while they may have related functions, do not have the same specific mandate regarding the recycling of mercury-containing light bulbs. For example, the Centers for Disease Control and Prevention (CDC) focuses on public health and disease-related issues, OSHA deals primarily with occupational safety and health standards, and NIST concentrates on measurement standards and technology-related research. Therefore, the EPA is uniquely positioned to guide and regulate the recycling of materials that could pose environmental risks, making it the correct choice in this context.

3. For propane-powered floor equipment, what is the maximum sound level allowed according to ISO 11201?

- A. 80 dBA**
- B. 85 dBA**
- C. 90 dBA**
- D. 95 dBA**

The maximum sound level allowed for propane-powered floor equipment according to ISO 11201 is indeed set at 90 dBA. ISO 11201 is a standard that specifies measurement methods for the determination of sound emitted by machinery and equipment. Setting a maximum sound level helps minimize noise pollution in work environments, contributing to better acoustics and overall worker comfort. The regulation emphasizes the importance of managing noise levels, particularly in indoor spaces where floor equipment is commonly used, as excessive noise can adversely affect staff productivity and health. Adhering to these standards helps organizations create a safer and more pleasant working environment. The other sound level options provided do not align with the specified limits in ISO 11201 for propane-powered floor equipment, which is critical for maintaining sound at levels that are manageable and safe for continuous exposure in workplace settings. The choice of 90 dBA reflects an effort to balance operational needs with environmental and safety considerations.

4. What activity is not typically part of the commissioning cycle for existing buildings?

- A. System testing**
- B. Performance verification**
- C. Construction review**
- D. Documentation development**

In the context of the commissioning cycle for existing buildings, the activity that stands out as not typically part of this process is construction review. The commissioning process for existing buildings focuses on improving the performance and efficiency of systems already in place rather than assessing the construction practices that might have been used during initial building phases or recent renovations. The commissioning cycle for existing buildings emphasizes activities such as system testing, which ensures that the building systems are operating according to their intended design and performance specifications. Performance verification is also a critical aspect, as it involves assessing whether the systems are effectively meeting the operational needs of the building and its occupants. Additionally, documentation development is key in this cycle to ensure that all procedures, results, and modifications are thoroughly recorded for ongoing operations and maintenance efforts. Since existing buildings have already been constructed, a construction review is generally not necessary or relevant as part of the commissioning process, thereby distinguishing it from the other activities that focus on evaluating and enhancing current operational performance.

5. What percentage of roof surfaces must be covered with vegetation for the project to earn exemplary performance for Heat Island Reduction - Roof?

- A. 80%**
- B. 90%**
- C. 95%**
- D. 100%**

To achieve exemplary performance for Heat Island Reduction - Roof, a project must have a minimum of 95% of its roof surfaces covered with vegetation. This requirement is established to promote significant reductions in the heat island effect, thereby enhancing the overall environmental performance of the building. In the context of LEED certification, exemplary performance credits are awarded for going above and beyond the standard requirements. Here, covering 95% of the roof with vegetation not only mitigates heat absorption but also contributes to increased biodiversity and habitat creation, improved stormwater management, and enhanced energy efficiency. The percentages below 95% do not qualify for exemplary performance, as they do not meet the heightened standards set for such acknowledgment. Thus, while lower percentages can still contribute positively towards heat island effect reduction, they do not reach the threshold necessary for exemplary credit.

6. Which types of durable goods are included in calculations for solid waste management?

- A. Desks**
- B. Printers and Copiers**
- C. Phones and Computers**
- D. Chairs and Tables**

The inclusion of printers and copiers in calculations for solid waste management is based on their characteristics as durable goods that generate significant waste upon disposal. These types of equipment often have a longer lifespan compared to consumable goods, but when they do reach the end of their usability or if they are disposed of improperly, they can contribute to considerable amounts of solid waste, especially due to the materials they are made of, such as plastics and metals. While desks, phones, computers, chairs, and tables can also contribute to solid waste, the focus on printers and copiers is particularly relevant due to their specialized disposal needs, which often include the handling of electronic waste and the associated environmental concerns. Printers and copiers have additional complexities related to their consumables, like ink cartridges and drums, which must be considered in a comprehensive solid waste management strategy. This makes them a key category in assessing overall waste impact and management strategies within an operational context.

7. Which renewable energy source is typically categorized under biomass?

- A. Solar panels**
- B. Wind turbines**
- C. Biogas from organic waste**
- D. Geothermal systems**

Biogas from organic waste is categorized under biomass because it is derived from organic materials, such as plant and animal matter. Biomass energy specifically refers to the energy we can extract from living or recently living organisms. The process of generating biogas typically involves anaerobic digestion, where microorganisms break down organic matter in the absence of oxygen, producing methane and carbon dioxide, which can then be used as a renewable energy source. In contrast, the other options represent different categories of renewable energy. Solar panels convert sunlight into electricity, classifying them under solar energy. Wind turbines harness the kinetic energy of wind, placing them in the wind energy category. Geothermal systems utilize heat from within the Earth, aligning them with geothermal energy. Thus, while all these sources contribute to renewable energy generation, only biogas from organic waste falls under the biomass classification.

8. What is a requirement for maintaining a high-performing solid waste management program under the MR Prerequisite: Ongoing Purchasing and Waste Policy?

- A. Conduct a waste stream audit every year**
- B. Maintain a waste diversion rate of 50%**
- C. Perform a waste stream audit of consumables at least once every 5 years**
- D. Track waste disposal methods monthly**

The requirement for maintaining a high-performing solid waste management program under the MR Prerequisite: Ongoing Purchasing and Waste Policy includes performing a waste stream audit of consumables at least once every 5 years. This practice is essential because it allows organizations to systematically understand the composition and flow of their waste materials over time, identify opportunities for improvement, and evaluate the effectiveness of their waste management strategies. By conducting audits every five years, a facility can gather crucial data about what types of waste are being generated, how much waste is recyclable or compostable, and what adjustments may be necessary to enhance waste diversion rates. This periodic assessment enables facilities to adjust their purchasing and waste management practices appropriately, aligning with sustainability goals and reducing environmental impact. The other choices may seem beneficial but do not align with the specific requirements outlined in the MR Prerequisite. For instance, conducting a waste stream audit every year could be unnecessarily frequent for the established guideline, while maintaining a waste diversion rate of 50% is a performance target but not a direct auditing requirement. Tracking waste disposal methods monthly may help monitor waste management but does not provide the comprehensive evaluation that a waste stream audit would. Thus, the five-year audit aligns perfectly with the framework intended to promote effective waste management and identify

9. Which of the following statements is true for innovations not addressed by existing LEED credits?

- A. Points can only be earned in the same rating system**
- B. The project must demonstrate a qualitative improvement**
- C. Points can be earned from selected credits from other LEED rating systems**
- D. The strategy must be equivalent to standard performance**

Innovations not addressed by existing LEED credits provide an opportunity for projects to pursue additional points through creative strategies that enhance building performance. The statement regarding the ability to earn points from selected credits from other LEED rating systems is accurate because it allows projects to leverage innovative practices that may not fit neatly into the existing framework of the rating system being used. This flexibility is designed to encourage sustainable innovations that push the boundaries of conventional practices, enabling teams to implement unique solutions that contribute to overall sustainability goals. By allowing points to be earned in this manner, LEED recognizes and rewards projects that implement forward-thinking approaches, fostering an environment where sustainability can evolve beyond predefined standards. Understanding that there are other statements that do not provide the same opportunities helps clarify why this choice stands out. For example, the requirement for a qualitative improvement or standard performance equivalent may restrict innovative practices that are not easily quantified within existing frameworks. Ultimately, the focus on selected credits from other rating systems underscores LEED's commitment to adaptability and progress in sustainable building practices.

10. What is one approach to achieve exemplary performance in indoor water use reduction?

- A. Use recycled water for flushing**
- B. Efficacious fixture replacement**
- C. Reduce indoor water use by 20%**
- D. Implement rainwater harvesting**

Achieving exemplary performance in indoor water use reduction often extends beyond basic compliance with standard requirements. The correct approach emphasizes not only meeting but exceeding the standard benchmarks. An exemplary performance in this context typically requires a target reduction that goes significantly beyond typical thresholds. Reducing indoor water use by 20% can serve as a goal that qualifies for exemplary performance in water efficiency credits. This approach demonstrates a commitment to sustainability by implementing strategies that could include updating fixtures, enhancing maintenance practices, and optimizing operational processes, thereby leading to a more substantial decrease in overall water usage. The other approaches are certainly beneficial in increasing water efficiency but may not inherently guarantee the achievement of exemplary performance criteria as defined under LEED standards. Using recycled water for flushing, for instance, contributes to reducing potable water consumption, but does not necessarily quantify the overall reduction to meet exemplary standards. Similarly, while fixture replacement is effective, it may not lead to the requisite level of indoor water use reduction as specified for exemplary performance unless offset by aggressive strategies. Lastly, rainwater harvesting is an impactful water management strategy, but again, it does not address indoor water use explicitly. Thus, focusing on achieving a specific percentage reduction directly aligns with the criteria for exemplary performance.

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://leedap-operationsandmaintenance.examzify.com>

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