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. **If equipment non-compliant with EPEAT does not need to be replaced, what action must the project team take according to MR Credit Purchasing - Ongoing?**

   A. Update the equipment immediately

   B. Ignore the compliance requirement

   C. Create a phase-out plan for replacement

   D. Increase the equipment's operational standards

2. **Which of the following best describes the purpose of utilizing Labs21 in energy assessments?**

   A. To compare occupant satisfaction

   B. To evaluate energy efficiency in laboratory environments

   C. To ensure compliance with local energy codes

   D. To determine energy costs per square foot

3. **If an entire plumbing system was completed after 1994, what baseline water use percentage is needed?**

   A. 100%

   B. 110%

   C. 120%

   D. 130%

4. **In which type of building is the daylight option under EQ Credit Daylighting and Views most easily achieved?**

   A. A building with a large floor plate

   B. A building with narrow floor plate

   C. A multi-story building

   D. A windowless building

5. **Which of the following aspects is NOT included under SMACNA guidelines?**

   A. Energy efficiency

   B. Indoor air quality

   C. Construction site management

   D. Installation procedures

6. Which standard should projects in the U.S. follow when selecting filters with minimum efficiency reporting value (MERV)?

A. ASHRAE Standard 52.2-2007

B. EPA Standard 26.4-2010

C. ISO 14001

D. LEED v4.1 guidelines

7. How many measurements are required for light pollution reduction using the perimeter measurement option?

A. 4 measurements, 200 ft spacing

B. 6 measurements, 50 ft spacing

C. 8 measurements, 100 ft spacing

D. 10 measurements, 150 ft spacing

8. Which is a significant element to consider when tracking the effectiveness of a green cleaning policy?

A. The number of custodians employed

B. Frequency of restroom cleaning

C. Types of cleaning products used

D. The size of the building to be cleaned

9. Which of the following affects the cost of LEED registration?

A. Only the project's rating system

B. Time when the project team decides to register and rating system

C. Only the size of the project

D. Number of LEED credits pursued

10. How many points can a school earn under alternative transportation for an 85% reduction in commuting?

A. 10 points

B. 12 points

C. 16 points

D. 20 points

Answers

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

Explanations

1. If equipment non-compliant with EPEAT does not need to be replaced, what action must the project team take according to MR Credit Purchasing - Ongoing?

A. Update the equipment immediately

B. Ignore the compliance requirement

C. Create a phase-out plan for replacement

D. Increase the equipment's operational standards

The project team is required to create a phase-out plan for replacement when dealing with equipment that is non-compliant with the Electronic Product Environmental Assessment Tool (EPEAT), but does not need immediate replacement. This approach aligns with sustainable practices and stewardship principles outlined in the Materials and Resources (MR) credit category for LEED, which emphasizes responsible procurement and lifecycle management of materials. By developing a phase-out plan, the project team acknowledges the importance of transitioning to compliant equipment over time, rather than ignoring the compliance requirement or hastily updating the equipment without proper planning. The phase-out plan serves as a strategic framework for guiding future purchasing decisions, ensuring that when replacement becomes necessary, compliant products are prioritized. This not only helps in adhering to EPEAT standards but also fosters continuous improvement in the project's sustainability goals. This proactive approach is essential in promoting responsible procurement practices, reducing environmental impact, and maintaining the integrity of the LEED certification process, ultimately contributing to a more sustainable operational environment.

2. Which of the following best describes the purpose of utilizing Labs21 in energy assessments?

A. To compare occupant satisfaction

B. To evaluate energy efficiency in laboratory environments

C. To ensure compliance with local energy codes

D. To determine energy costs per square foot

The purpose of utilizing Labs21 in energy assessments is to evaluate energy efficiency in laboratory environments. Labs21 is a program specifically designed to address the unique challenges and energy demands of laboratory buildings, which often have high energy consumption due to specialized equipment, ventilation requirements, and operational schedules. By focusing on these specific characteristics, Labs21 provides a framework and tools for assessing and improving the energy performance of laboratory facilities. This choice aligns directly with the goals of energy assessments, which aim to identify opportunities for improved energy efficiency tailored to the operational contexts found in laboratories. The Labs21 approach incorporates methodologies for benchmarking, tracking energy consumption, and implementing practices that lead to more sustainable and cost-effective laboratory operations. In contrast, comparing occupant satisfaction pertains to the qualitative aspects of a building's performance, which is not the primary focus of Labs21. Ensuring compliance with local energy codes addresses regulatory requirements rather than directly evaluating efficiency. Determining energy costs per square foot is a financial metric that does not encompass the broader aim of enhancing energy usage practices and reducing overall consumption specific to laboratory settings.

3. If an entire plumbing system was completed after 1994, what baseline water use percentage is needed?

A. 100%

B. 110%

C. 120%

D. 130%

The correct baseline water use percentage for plumbing systems completed after 1994 is 120%. This percentage reflects the updated standards for water efficiency that have been developed over the years. The reference point for this percentage is based on the plumbing fixture and fitting standards established by the Energy Policy Act of 1992, which aimed to reduce water consumption in buildings. Understanding the rationale behind the baseline percentage is crucial. Plumbing systems installed after 1994 typically incorporate fixtures that adhere to stricter water efficiency standards. As a result, when assessing the performance of a more recent plumbing system, it is appropriate to compare it with a baseline that acknowledges these improved efficiencies. While the options suggest percentages that might seem subtly close, 120% effectively recognizes the higher level of water efficiency anticipated from systems compliant with post-1994 standards, differentiating it from older installations. Choosing a baseline higher than 100% accounts for the advancements in design and technology that facilitate reduced water use while ensuring that the system still meets or exceeds modern performance expectations. This approach is consistent with LEED's emphasis on sustainability and conservation efforts.

4. In which type of building is the daylight option under EQ Credit Daylighting and Views most easily achieved?

A. A building with a large floor plate

B. A building with narrow floor plate

C. A multi-story building

D. A windowless building

The daylight option under EQ Credit Daylighting and Views is most easily achieved in a building with a narrow floor plate. This design facilitates the penetration of natural light deeper into the building from windows placed on exterior walls. A narrow floor plate allows for more spaces within the interior to have direct access to daylight, as there will be fewer obstructions and a lesser distance from the exterior walls. Additionally, this configuration often promotes better views and reduces the reliance on artificial lighting, leading to enhanced occupant comfort and well-being. In contrast, a building with a large floor plate tends to limit the amount of natural light reaching the core areas since windows will be farther away from many interior spaces. A multi-story building can potentially be beneficial for daylighting, but it depends significantly on the building's design and orientation—higher floors may have more access to daylight, but lower levels may struggle without adequate window placement. A windowless building inherently cannot provide daylight and views, rendering it incompatible with this credit's objectives.

5. Which of the following aspects is NOT included under SMACNA guidelines?

A. Energy efficiency

B. Indoor air quality

C. Construction site management

D. Installation procedures

The correct choice identifies that energy efficiency is not a specific aspect included under the SMACNA (Sheet Metal and Air Conditioning Contractors' National Association) guidelines. SMACNA primarily provides standards and guidelines related to installation procedures, indoor air quality, and construction site management, focusing on best practices in sheet metal and air conditioning work. Installation procedures cover the specifics of how to properly install HVAC systems, ensuring that they function effectively and safely. Indoor air quality emphasizes the importance of maintaining healthy indoor environments, addressing issues such as ventilation, air circulation, and the materials used in the construction process. Construction site management guidelines are designed to help contractors manage their project sites efficiently while minimizing disruptions and hazards. While energy efficiency can be indirectly influenced by proper installation and maintenance practices as recommended in SMACNA guidelines, it is not a central focus of these guidelines. Energy efficiency is typically covered by other standards and certifications that specifically address how systems can be optimized for energy use, such as LEED standards themselves.

6. Which standard should projects in the U.S. follow when selecting filters with minimum efficiency reporting value (MERV)?

A. ASHRAE Standard 52.2-2007

B. EPA Standard 26.4-2010

C. ISO 14001

D. LEED v4.1 guidelines

The correct approach for selecting filters based on minimum efficiency reporting value (MERV) is to refer to ASHRAE Standard 52.2-2007. This standard provides the testing methods and evaluation criteria for air filters, specifically in terms of their efficiency in removing particulate matter from the air, which directly influences indoor air quality. The standard categorizes filters based on their performance, enabling project teams to choose effective filters that enhance the building's ventilation system and overall air quality. The use of MERV ratings is crucial because higher MERV ratings indicate a greater ability of the filter to capture smaller particles, hence improving the indoor environment for occupants. Adhering to ASHRAE Standard 52.2-2007 ensures that the chosen filters comply with recognized performance metrics in the industry. Other options listed do not serve the specific purpose of guiding the selection of filters based on MERV ratings. The EPA Standard 26.4-2010 is not focused on filter performance; ISO 14001 is an environmental management standard that addresses overall environmental practices, rather than specific filtration efficiency; and while LEED v4.1 guidelines provide a framework for sustainable building practices, they do not specifically detail the MERV selection process, making ASHRA

7. How many measurements are required for light pollution reduction using the perimeter measurement option?

A. 4 measurements, 200 ft spacing

B. 6 measurements, 50 ft spacing

C. 8 measurements, 100 ft spacing

D. 10 measurements, 150 ft spacing

The requirement for light pollution reduction using the perimeter measurement option involves taking a specific number of measurements at designated intervals around the project site to ensure compliance with the LEED rating system's criteria. The correct option states that 8 measurements are required, with a spacing of 100 feet between each measurement. Taking 8 measurements ensures a comprehensive assessment of the light pollution levels surrounding the entire perimeter, allowing for sufficient data to evaluate the lighting impact on the surrounding environment. The 100-foot spacing offers a balance, providing detailed coverage while keeping the measurements manageable in terms of both time and resources. This approach aligns with LEED's goals of promoting sustainable and environmentally friendly practices by minimizing light pollution and its associated negative effects on nocturnal wildlife and human health. The other options, while suggesting a variety of measurements and spacing, do not adhere to the LEED requirements for this particular assessment method. The focus is not only on how many measurements are taken but also on how well they capture the lighting environment across the site.

8. Which is a significant element to consider when tracking the effectiveness of a green cleaning policy?

A. The number of custodians employed

B. Frequency of restroom cleaning

C. Types of cleaning products used

D. The size of the building to be cleaned

Tracking the effectiveness of a green cleaning policy heavily relies on the types of cleaning products used. This is because the core objective of green cleaning is to minimize the environmental impact of cleaning operations while ensuring a healthy indoor environment. Evaluating the specific ingredients and formulations of cleaning products allows for assessing their sustainability, potential health effects, and alignment with environmental regulations and certifications, such as those outlined by the Environmental Protection Agency's Safer Choice program. By choosing environmentally friendly products, organizations can reduce harmful pollutants, improve indoor air quality, and contribute to overall sustainability goals. Furthermore, understanding the types of cleaning products also informs staff training, compliance checks, and product efficacy evaluations, which are essential for successfully implementing and maintaining a green cleaning policy. This focus on product selection ensures that the cleaning process not only adheres to sustainable practices but also delivers effective sanitation and hygiene outcomes. In contrast, while the number of custodians employed, the frequency of restroom cleaning, and the size of the building are relevant operational metrics, they do not directly address the environmental and health implications inherent in the choice of cleaning products.

9. Which of the following affects the cost of LEED registration?

A. Only the project's rating system

B. Time when the project team decides to register and rating system

C. Only the size of the project

D. Number of LEED credits pursued

The cost of LEED registration is influenced by both the timing of when the project team decides to register and the specific rating system chosen for the project. This means that if a project team registers early in the process, there may be additional benefits, such as lower registration fees or access to early guidance. Additionally, different rating systems, such as LEED for Building Operations and Maintenance or LEED for New Construction, have varying fee structures that contribute to the overall cost. Considering these factors is crucial, as early planning and the appropriate selection of the rating system can significantly impact budget considerations for LEED certification. In contrast, focusing solely on project size, the number of credits pursued, or exclusive attribution to the rating system does not provide a comprehensive understanding of all the factors that can lead to cost variations in the LEED registration process.

10. How many points can a school earn under alternative transportation for an 85% reduction in commuting?

A. 10 points

B. 12 points

C. 16 points

D. 20 points

In the context of the LEED rating system, particularly under the Operations and Maintenance category, the alternative transportation credits aim to promote the use of public transit and other sustainable commuting methods to reduce vehicle miles traveled and greenhouse gas emissions. For schools, the points that can be earned depend on the percentage reduction in commuting trips that can be achieved through various strategies, such as promoting public transportation, carpooling, biking, and walking. When a school achieves an 85% reduction in commuting trips, it indicates a significant effort in encouraging alternative transportation modalities. In LEED O+M metrics, an 85% reduction aligns with the criteria set for maximum point allocation in this category, which is capped at 16 points. This level of achievement demonstrates the effectiveness of the transportation strategies implemented, supporting the overall objectives of sustainability and environmental responsibility that LEED promotes. Other point values in the answer choices represent smaller reductions in commuting, which do not meet the threshold established for this higher level of achievement. Therefore, the correct choice reflects the points system accurately and the sustainability goals associated with significant reductions in vehicle commuting to schools.

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!