

LEED AP WITH OPERATIONS AND MAINTENANCE (O+M) PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED 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. 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

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- 1. Which of the following programs might qualify a project for EA Credit Demand Response?**
 - A. Energy Use reduction programs
 - B. Flexible energy pricing programs
 - C. Long-term energy forecasting programs
 - D. Data analytics programs
- 2. Which platform can a LEED O+M project use to share building-level water meter data with USGBC?**
 - A. ENERGY STAR's Portfolio Manager
 - B. LEED Online
 - C. A third-party data source
 - D. Both ENERGY STAR's Portfolio Manager and a third-party data source
- 3. Which of the following materials are considered hazardous waste under Solid Waste Management?**
 - A. Glass containers
 - B. Electronics
 - C. Batteries
 - D. Pallets
- 4. How should a project team decide which rating system to use for a mixed-use project with over 50% retail space?**
 - A. Use the predominant space type only
 - B. Follow the LEED guidelines for educational facilities
 - C. The project should use the 40/60 rule
 - D. Choose the highest rating available
- 5. What minimum initial solar reflectance (SR) value is required for a low-sloped structure to earn the heat island reduction credit?**
 - A. 55
 - B. 75
 - C. 82
 - D. 90

- 6. Under what conditions can rideshare be counted as alternative transportation?**
- A. Only if it is used by school staff
 - B. If it is accessible to visitors only
 - C. If the rideshare is used by both regular occupants and visitors
 - D. When it is a paid service
- 7. What aspect of building management does LEED O+M address through energy assessments?**
- A. Lifecycle sustainability
 - B. Operational efficiency
 - C. Design innovation
 - D. Regulatory compliance
- 8. What action should a retail project take to minimize occupant exposure to environmental tobacco smoke?**
- A. Conduct employee meetings about smoking
 - B. Install air purifiers inside the building
 - C. Post signage indicating the no-smoking policy within 10 feet of all building entrances
 - D. Provide designated smoking areas outside the building
- 9. How can a project team determine baseline data for thermal comfort zone calculations?**
- A. Utilizing permanent monitoring equipment when available.
 - B. Conducting interviews with occupants.
 - C. Estimating conditions based on past data.
 - D. Using manual calculations without measurements.
- 10. A preventive maintenance plan is part of which overall strategy?**
- A. Energy conservation strategy
 - B. Operations and Maintenance plan
 - C. Building upgrade plan
 - D. Environmental compliance strategy

Answers

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

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Explanations

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1. Which of the following programs might qualify a project for EA Credit Demand Response?

- A. Energy Use reduction programs**
- B. Flexible energy pricing programs
- C. Long-term energy forecasting programs
- D. Data analytics programs

The correct choice for

2. Which platform can a LEED O+M project use to share building-level water meter data with USGBC?

- A. ENERGY STAR's Portfolio Manager
- B. LEED Online
- C. A third-party data source
- D. Both ENERGY STAR's Portfolio Manager and a third-party data source**

The ability to share building-level water meter data with the USGBC is facilitated through platforms that can effectively collect, manage, and transmit this information. ENERGY STAR's Portfolio Manager is a well-known tool that allows building owners and managers to track energy and water consumption, enabling them to benchmark performance against similar buildings. Additionally, the use of a third-party data source is also valid, as these sources can provide the required water use data in a compatible format for reporting to the USGBC. By allowing for both ENERGY STAR's Portfolio Manager and third-party data sources, the USGBC enhances flexibility for building owners and project teams, accommodating various data management systems and ensuring comprehensive reporting options. This approach ultimately ensures that accurate water usage metrics are available for LEED certification considerations, supporting sustainability efforts in building operations and management.

3. Which of the following materials are considered hazardous waste under Solid Waste Management?

- A. Glass containers
- B. Electronics
- C. Batteries**
- D. Pallets

Batteries are considered hazardous waste under Solid Waste Management due to the presence of toxic metals like lead, cadmium, and mercury, which can leach into the environment if not disposed of properly. These materials can pose significant risks to both human health and the ecosystem, leading regulatory bodies to classify used batteries as hazardous waste. This classification necessitates special handling and disposal processes to ensure these materials are managed in a way that mitigates their environmental impact. While glass containers, electronics, and pallets may also have specific disposal regulations, they do not universally carry the same level of hazardous classification. For example, while electronics can contain hazardous materials, not all electronic waste is classified as hazardous; it depends on the specific components involved. Similarly, glass containers and pallets are not inherently hazardous and are often recyclable or can be safely disposed of without special considerations.

4. How should a project team decide which rating system to use for a mixed-use project with over 50% retail space?

- A. Use the predominant space type only
- B. Follow the LEED guidelines for educational facilities
- C. The project should use the 40/60 rule**
- D. Choose the highest rating available

The 40/60 rule is a guideline established by LEED that aids in determining the appropriate rating system for mixed-use projects based on their space composition. According to this rule, if a project has more than 40% of a certain space type, that space type can drive the selection of the LEED rating system. In the case of a mixed-use project with over 50% retail space, it indicates that the retail component is the predominant use. Thus, using the 40/60 rule allows the project team to choose the rating system that aligns most closely with the major function of the building, which is critical for ensuring that the project meets relevant standards for the activities and operations associated with that space type. Following the predominant space type only would not take into account the additional characteristics of the mixed-use nature of the project, which can lead to a less appropriate rating system choice. The choice of following LEED guidelines for educational facilities would not be relevant unless the project is primarily intended for educational use, which it is not. Selecting the highest rating available does not ensure that the chosen rating system is suitable for the specific needs and usage of the project unless it aligns with the predominant activities occurring within the building. Using the 40/60 rule

5. What minimum initial solar reflectance (SR) value is required for a low-sloped structure to earn the heat island reduction credit?

- A. 55
- B. 75
- C. 82**
- D. 90

For a low-sloped structure to earn the heat island reduction credit, the minimum initial solar reflectance (SR) value that is required is 82. This value is significant because high solar reflectance helps to reduce the amount of heat absorbed by the building and the surrounding areas, contributing to a lower urban heat island effect. A low-sloped structure with a solar reflectance of 82 or higher will reflect more sunlight, thereby reducing the amount of heat that contributes to warming the surrounding environment. This is particularly important in urban areas where buildings and surfaces can lead to increased temperatures. In contrast, the other values, while representing different thresholds, do not meet the criteria set forth for earning the credit, which specifically requires the initial SR to be 82 or greater for low-sloped roofs.

6. Under what conditions can rideshare be counted as alternative transportation?

- A. Only if it is used by school staff
- B. If it is accessible to visitors only
- C. If the rideshare is used by both regular occupants and visitors**
- D. When it is a paid service

Rideshare can be counted as alternative transportation when it is utilized by both regular occupants and visitors. This inclusion is significant because the aim of recognizing alternative transportation options is to reduce single-occupancy vehicle use, thereby decreasing traffic congestion and overall environmental impact. When rideshare services are available to a wider range of users, including the general public or visitors in addition to regular occupants, it facilitates greater accessibility and promotes the use of shared transportation. This is consistent with LEED's goal to support sustainable practices and encourage occupants to opt for alternative modes of transportation rather than personal vehicles. By ensuring that rideshare services cater to both groups, projects can demonstrate their commitment to transportation equity and inclusivity, enhancing the overall sustainability of the facility. The other scenarios, such as services being limited to just school staff or visitors alone, would not achieve the same level of impact in promoting a broader use of alternative transportation.

7. What aspect of building management does LEED O+M address through energy assessments?

- A. Lifecycle sustainability
- B. Operational efficiency**
- C. Design innovation
- D. Regulatory compliance

LEED O+M specifically focuses on optimizing building performance, which is fundamentally linked to operational efficiency. Energy assessments conducted under this framework aim to evaluate how effectively a building utilizes energy resources. By identifying areas where energy consumption can be reduced or managed more efficiently, property managers can implement strategies that lead to significant improvements in operational performance. This enhances the overall sustainability of the building, making it a key component of effective building management. Operational efficiency not only helps in reducing energy costs but also improves occupant comfort and contributes positively to the environment through reduced carbon emissions. This directly aligns with the overarching goals of LEED to promote sustainable practices in building operations and maintenance. Other aspects like lifecycle sustainability, design innovation, and regulatory compliance are relevant but do not specifically capture the primary focus of energy assessments in the context of LEED O+M. These assessments are about making the best use of existing resources to ensure buildings operate at their best, thereby enhancing overall efficiency and sustainability.

8. What action should a retail project take to minimize occupant exposure to environmental tobacco smoke?

- A. Conduct employee meetings about smoking
- B. Install air purifiers inside the building
- C. Post signage indicating the no-smoking policy within 10 feet of all building entrances**
- D. Provide designated smoking areas outside the building

Minimizing occupant exposure to environmental tobacco smoke is essential for maintaining a healthy and safe indoor environment. Implementing a no-smoking policy is a proactive step in this regard. By posting signage indicating the no-smoking policy within 10 feet of all building entrances, the project effectively establishes clear and visible communication about the smoking restrictions. This helps to create a buffer zone that reduces the likelihood of smoke entering the building through doors and windows directly exposed to outside air. This approach encourages individuals to adhere to the smoking policy before they approach the building, thereby protecting occupants from secondhand smoke. Signage is an important tool in fostering awareness and compliance among both employees and visitors, making it a practical action to decrease smoke exposure. While the other options may contribute to a broader strategy for managing smoking-related issues—such as fostering communication about smoking (employee meetings), improving indoor air quality (air purifiers), or designating specific areas for smoking (designated smoking areas)—they do not directly control exposure in the same effective manner that well-placed signage does. The signage serves as an immediate visual reminder and promotes adherence to the no-smoking policy at critical entry points to the building.

9. How can a project team determine baseline data for thermal comfort zone calculations?

- A. Utilizing permanent monitoring equipment when available.**
- B. Conducting interviews with occupants.
- C. Estimating conditions based on past data.
- D. Using manual calculations without measurements.

Utilizing permanent monitoring equipment is the most effective method for determining baseline data for thermal comfort zone calculations. This approach provides accurate and real-time data about the indoor environmental conditions, including temperature, humidity, and airflow, which are crucial for assessing thermal comfort. Permanent monitoring equipment can capture a comprehensive range of variables that contribute to thermal comfort, allowing for precise analysis and understanding of how the environment performs over time. This data helps ensure that any adjustments needed to maintain occupant comfort levels are based on actual, objective information rather than on assumptions or subjective reports. In contrast, conducting interviews with occupants may offer qualitative insights, but it lacks the precision needed for baseline calculations. Estimating conditions based on past data can introduce inaccuracies, as it may not reflect the current environment. Using manual calculations without measurements is not grounded in real-time data, making it challenging to ascertain effective thermal comfort conditions accurately.

10. A preventive maintenance plan is part of which overall strategy?

- A. Energy conservation strategy
- B. Operations and Maintenance plan**
- C. Building upgrade plan
- D. Environmental compliance strategy

A preventive maintenance plan is an integral component of an Operations and Maintenance plan. This type of plan focuses on ensuring that building systems and components operate efficiently over time, reducing the likelihood of malfunctions or failures. The primary goal of a preventive maintenance plan is to conduct regular inspections and timely maintenance activities to extend the life of equipment and systems, thereby enhancing overall building performance and occupant comfort. In the context of LEED O+M, an effective Operations and Maintenance plan not only includes preventive maintenance but also encompasses sustainable practices to ensure that operational efficiencies are maximized. This could involve regular assessments of energy performance, water usage, and other critical operational metrics to promote sustainability. Although the other strategies mentioned, such as energy conservation or environmental compliance, are related to the broader goals of sustainable building operations, they do not specifically encompass preventive maintenance as a primary focus. The Operations and Maintenance plan distinctly highlights the systematic approach to maintaining building systems and ensuring their longevity, which is why it is the correct association with a preventive maintenance plan.

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!

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