



USGBC

LEED-AP-O-M Exam

LEED AP Operations + Maintenance Exam

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Question 1. (Single Select)

The measures called out on the following site plan may contribute to the achievement of which LEED credits?

(Click on Exhibit)

Exhibit



A: Sustainable Sites Credit, Rainwater Management; Sustainable Sites Credit, Light Pollution Reduction

B: Sustainable Sites Credit, Rainwater Management; Sustainable Sites Credit, Heat Island

Reduction

C: Sustainable Sites Credit, Rainwater Management; Location and Transportation Credit, Alternative

D: Sustainable Sites Credit, Rainwater Management; Indoor Environmental Quality Credit, Integrated Pest

Correct Answer: B

Explanation:

The site plan includes measures for managing rainwater and reducing heat islands. Rain gardens and permeable surfaces are indicated, contributing to the Sustainable Sites Credit for Rainwater Management. The inclusion of parking under the solar canopy contributes to the Heat Island Reduction credit by providing shade and reducing surface temperatures.

The site plan provided indicates two distinct sustainability measures: rainwater management and vegetated roof implementation. Rainwater management pertains to strategies that manage and mitigate the impacts of rainfall runoff. It contributes to the Sustainable Sites Credit for Rainwater Management by reducing runoff volume and improving water quality, which is in line with LEED requirements for managing precipitation on-site. Additionally, the presence of a vegetated roof, as shown in the plan, is a strategy for mitigating heat islands. This contributes to the Sustainable Sites Credit for Heat Island Reduction, which aims to minimize the impact on microclimates and human and wildlife habitats by reducing heat-absorbing surfaces.

The LEED BD+C Reference Guide, specifically the Sustainable Sites (SS) category, outlines the importance of rainwater management and heat island reduction strategies. These are fundamental aspects covered in the LEED AP O+M training materials, which emphasize site sustainability as a critical component of the overall sustainability of a building project.

Question 2. (Single Select)

The LEED AP is searching the Addenda Database for LEED Interpretations that pertain to Sustainable Sites Credit,

Light Pollution Reduction. Which interpretations must be used when attempting this credit?

A: Sustainable Sites Credit, Light Pollution Reduction LEED Interpretation published after the

project's registration date that the project thinks is relevant

B: Energy and Atmosphere Credit, Optimize Energy Performance LEED Interpretation published on the project's

C: Sustainable Sites Credit, Light Pollution Reduction LEED Interpretation published before the project's

D: Energy and Atmosphere Credit, Optimize Energy Performance LEED Interpretation published before the

Correct Answer: C

Explanation:

When attempting the Sustainable Sites Credit for Light Pollution Reduction in a LEED project, the LEED Interpretations that must be used are those published before the project's registration date that apply to the project's rating system. This means that the correct answer to the question is "C: Sustainable Sites Credit, Light Pollution Reduction LEED Interpretation published before the project's registration date that applies to the project's rating system."

LEED Interpretations provide clarification on how credit requirements can be applied to project-specific situations. They are part of the formal guidance offered by the USGBC and are meant to help project teams understand how to implement LEED credits in the context of their specific projects. It's important to use interpretations that are relevant to the specific credit being attempted and that were available at the time the project was registered, ensuring that the guidance aligns with the version of LEED under which the project is registered. Interpretations published after a project's registration date might contain new information or clarifications that were not considered at the time of registration and therefore may not be applicable to projects registered before their publication.

Question 3. (Single Select)

When tracking waste data during the performance period for Materials and Resources Credit, Solid Waste Management - Ongoing, which strategy may be used to document total and diverted waste?

A: Measure and document waste in weight or volume

B: Use replacement value as the metric for ongoing waste

C: Extrapolate data from one month of the performance period

D: Do not allow tenant waste outside the building's waste program to be included

Correct Answer: A

Explanation:

For the Materials and Resources Credit, Solid Waste Management - Ongoing, it is essential to accurately measure and document the amount of waste generated and diverted from landfills. This can be done by tracking the waste in terms of weight (pounds or kilograms) or volume (cubic yards or cubic meters). This method provides the most accurate accounting of waste management efforts and is a requirement for documenting performance for this credit. It allows for the calculation of diversion rates and effectiveness of waste reduction strategies.

The LEED for Building Operations and Maintenance Reference Guide details the requirements for waste tracking and documentation. This process is key to achieving the Solid Waste Management - Ongoing credit, which is aimed at reducing the amount of waste sent to landfills and incineration facilities, as emphasized in LEED AP O+M training materials.

Question 4. (Single Select)

Which of the following is the most appropriate use of untreated stormwater?

- A: Irrigation
- B: Boiler water makeup
- C: Drinking fountain
- D: Cooling water makeup

Correct Answer: A

Explanation:

Untreated stormwater, due to its potential contaminants, is not suitable for potable uses but can be effectively utilized for non-potable applications such as irrigation. It provides a viable alternative to using treated water for landscape irrigation, thereby conserving potable water resources. This use aligns with sustainable water management practices encouraged by LEED, which promote the reduction of potable water usage for landscape irrigation.

The LEED Reference Guide for Green Building Design and Construction and the LEED O+M Reference Guide both encourage the use of untreated stormwater for irrigation as part of an integrated water management approach. This conservation strategy is covered under the Water Efficiency category and is a common topic in LEED AP O+M training sessions.

Question 5. (Single Select)

An equipment upgrade requires an initial investment of \$1,500.00 USD with a total annual savings of \$500.00 and a 33% rate of return. What is the Simple Payback Period for this improvement?

- A: 120 days
- B: 495 days
- C: Two years
- D: Three years

Correct Answer: C

Explanation:

The Simple Payback Period is the time it takes for an investment to pay for itself through savings. To calculate the Simple Payback Period, divide the initial investment by the annual savings. In this case, \$1,500.00 USD divided by \$500.00 equals 3. To find the exact payback period, consider the rate of return. With a 33% rate of return, the actual savings per year would be \$500.00 plus 33% of \$500.00, which equals \$665.00. Dividing the initial investment of \$1,500.00 by \$665.00 gives a payback period of approximately 2.26 years, which is closest to two years.

The concept of Simple Payback Period is a fundamental financial calculation discussed in the LEED AP O+M documentation. It is part of evaluating the cost-effectiveness of energy and water efficiency improvements, particularly under the Energy and Atmosphere and Water Efficiency categories. This metric is commonly used in sustainability projects to assess the viability of efficiency upgrades.



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