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NCARB PDD: Questions With Complete Solutions

Performance Spec Right Ans - tells contractor what the final installed product must be capable of doing (ex. the roof shall last 50 years or conc. must meet or exceed 3000 psi compressive strength at 28 days)

Prescriptive (Descriptive) Spec Right Ans - explains materials that must be used and the means of installing them

Proprietary Spec Right Ans - names a manufacturer's standard product by its brand name or model number (product selection is closely controlled and this limits competition)

Closed Spec vs Open Spec Right Ans - Closed - when substitutions are not permitted. Open - when approved equals are permitted

Reference Spec Right Ans - rely on naming a published, industry-recognized standard (UL rating is a common example of ref. spec for a fire rated wall assembly)

Building Creep Right Ans - when a solid material moves slowly or deforms under persistent stresses

Slump Test Right Ans - A test for mixed concrete to determine consistency and workability.

Test Cylinder Right Ans - tests overall strength in a batch of concrete; tested in a lab

Core Cylinder Test Right Ans - used when a portion of the structure is in place and cured but needs testing

Mechanical Reheat System Right Ans - similar to an in wall unit, this system will condition air and put it back into a room, a reheat system will also filter and use outside air

Voltage Right Ans - one way of measuring the effect of electrons moving

Amperage Right Ans - describes how quickly electrons are flowing

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NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q36-Q41):

NEW QUESTION # 36
A family-owned apple farm in the Upper Midwest is taking advantage of a change in the local zoning code that added a new Agri-Tourism class in the existing farm zone. This allows the Owner to build a new facility on their existing site. The building will be open to the public and include a brewery, distillery, tap room, and market. The architect is ready to submit the drawings to the Owner for the 50% construction documents review.
To accommodate a compressed construction schedule, the Owner will be utilizing a design-build process. The Contractor has submitted the Pre-Engineered Metal Building (PEMB) shop drawings to the Architect for review, due to the lead time on this critical path item. Once construction begins, farming operations must be able to continue uninterrupted.
Key project information includes:
* Brewing and distilling will operate year-round.
* Brewery will initially include four fermenting tanks. Owner has requested space for at least two additional tanks. Potential expansion will be based on future sales.
* Distillery will produce 16% alcohol, which is classified as a flammable liquid. Fire separations are required.
* Tap Room is designed with seating for 300 people, not including exterior patio seating. It will have views to the working orchards and the historic buildings on site.
* Tap Room is scheduled to be open from August through November. Owner would like options to extend operating dates based on popularity.
* The Market area will feature local farm products and is not conditioned.
* Entire building will be fully sprinklered.
* Selected building materials are low-maintenance, as requested by the Owner, for durability and to reflect the nature of a working farm.
* Mechanical and electrical systems will be hung from the building structure. These loads are included in PEMB shop drawings.
* Public water and sewer is not available at the Project Site.
* Occupancy sensors are included to reduce utility costs and achieve energy conservation requirements.
The following resources are available for your reference:
* Architectural Drawings, including plans, elevations, sections, and schedules
* Consultant Drawings, including structural, HVAC, power distribution, and plumbing
* PEMB Shop Drawings
* Design and Construction Schedule
* Specification Excerpts, showing relevant spec sections
* IBC and ADA Excerpts, showing relevant code and accessibility sections
* After reviewing the documents, the architect discovers a coordination issue in the corridor.
The owner wants to add a small storage closet with dimensions of 4'-0" L x 4'-0" W in the Laundry Room along column line 1. The closet will have access from the corridor only.
Which of the following documents require revision due to this addition? Check the three that apply.

- A. A101
- B. Specification Excerpts
- C. A103
- D. A102
- E. Initial Cost Estimate
- F. Building Systems Narrative

Answer: A,C,D

Explanation:
Understanding the Context
The addition of a 4'-0" x 4'-0" storage closet accessible from the corridor is a design scope modification. Even though this might appear minor, in the context of a Design-Build project delivery method, any change in the scope or spatial layout directly impacts the contract documents. Since the delivery model combines design and construction responsibilities under a single entity, accuracy and clarity in the Owner-Contractor Agreements (AIA A101, A102, or A103) is critical.
Why A101, A102, and A103 Require Revisions
* A101 - Standard Form of Agreement Between Owner and Contractor (Stipulated Sum):This document defines the scope, cost, and responsibilities of the contractor. Adding a storage closet may alter construction cost, schedule, or scope, which must be formally revised and incorporated via an amendment or change order.
* A102 - Standard Form of Agreement Between Owner and Contractor (Cost of the Work Plus a Fee with GMP):Similar to A101, but applies to projects with a Guaranteed Maximum Price (GMP).
The addition of new work, even small, may affect the GMP or contingency usage. Therefore, it also requires formal documentation

of the scope change.
* A103 - Standard Form of Agreement Between Owner and Contractor (Cost of the Work Plus a Fee without a GMP):Again, even though no GMP is involved, changes to project scope must be documented for cost tracking and accountability.
According to NCARB ARE 5.0 PDD Handbook - Section: Project Manual and Contract Documents:
"The architect must evaluate how any proposed revisions to the work affect the project's scope, schedule, and budget. These revisions must be incorporated into the contract documents and may require issuing an amendment or modification to the contract."
Furthermore, under Objective 4.2 - Evaluate and address changes in scope of work and scope creep, ARE candidates are expected to know when and how revisions impact contract documents.
In design-build delivery, all these contract forms must reflect any changes, even minor ones, because the contractor holds responsibility for both design and construction execution. Failure to reflect the change may lead to contractual disputes or unaccounted costs.
Why Other Options Do Not Apply
* D. Building Systems Narrative:This narrative typically outlines the design intent and basis for HVAC, electrical, and plumbing systems. A minor storage closet accessed from a corridor would not alter system layout or equipment sizing, and thus doesn't necessitate a revision to this document.
* E. Initial Cost Estimate:While the estimate may eventually need updating during cost reconciliation, the question specifically asks which documents require revision. The initial estimate is a schematic- level document that doesn't necessarily need to be revised for such a minor addition.
* F. Specification Excerpts:Unless the closet introduces new materials (e.g., special finishes, fire- resistive construction, unique fixtures), the specifications remain unchanged. The closet is likely using standard finishes already defined elsewhere in the spec.
Key PDD Content Areas Referenced
* Section: Construction Documentation - Identifying how changes affect working drawings and specifications.
* Section: Contracts and Project Manual - Understanding the impact of scope changes on contract documents.
* Objective 4.2 - Evaluate and address changes in scope of work and scope creep.
* Objective 1.2 - Interpret contract documents to determine if revisions affect project scope, schedule, or budget.

NEW QUESTION # 37
An architect is designing a new poured-in-place concrete residential tower with individual condo units. The drawings specify exposed cantilevered concrete balconies with glass guardrail parapets. The exterior wall specifications have already been developed and established. They are now coordinating the specification requirements for construction of the balconies in the project manual.
Which items are required to be specified as part of the balcony scope? (Check the four that apply)

- A. Furnishings
- B. Glazing system
- C. Floor finish coating
- D. Guardrail anchoring
- E. Door types
- F. Drainage

Answer: B,C,D,F

Explanation:
In NCARB ARE 5.0 PDD, balconies are considered part of the building envelope and exterior assembly, requiring coordination between structural, architectural, and sometimes MEP elements. The project manual's specification sections for balconies should include all components integral to the balcony's construction and performance - not unrelated furnishings or general door types unless they are directly part of the balcony system.
Reasoning for each selection:
A). Drainage - REQUIRED:
Balconies must include drainage provisions to prevent standing water, freeze-thaw damage, and leakage into units. This is part of Division 07 (Thermal and Moisture Protection) in the CSI MasterFormat and directly tied to durability and code requirements.
B). Floor finish coating - REQUIRED:
The balcony surface finish must be specified for slip resistance, durability, weather resistance, and integration with waterproofing membranes. This is usually in Division 09 (Finishes) but referenced in Division 07 for waterproof coatings.
E). Guardrail anchoring - REQUIRED:
Structural anchorage details for the glass guardrail parapets must be specified to meet IBC load requirements (200 lb concentrated load per IBC 1607.8) and to ensure safety. This falls under Division 05 (Metals) or Division 05/08 integration.
F). Glazing system - REQUIRED:
Glass guardrails involve tempered or laminated safety glazing per IBC Chapter 24 and must be specified, including thickness, type, finish, and installation method.
Why the others are excluded:

C). Furnishings - NOT REQUIRED: Balconies may have furniture, but these are FF&E, not part of the construction scope in the balcony specification.
D). Door types - NOT REQUIRED: Doors leading to balconies are part of the exterior wall fenestration package, not the balcony construction section.
NCARB PDD References:
ARE 5.0 Handbook - PDD Section: Integration of building systems and detailing of assemblies CSI MasterFormat Divisions 05, 07, 08, 09 for balcony scope items IBC 2018 Sections 1607.8, 1015 for guardrail design

NEW QUESTION # 38
Refer to the exhibit.
Which of the following correctly identifies the types of failures indicated in the beam diagram?

- A. Shear, Compression
- B. Compression, Shear
- C. Shear, Tension
- D. Tension, Compression

Answer: C

Explanation:
The diagram shows a loaded beam with two types of failure indicated:
Location 1 on the top edge shows shear failure - characterized by jagged cracks or fractures, typically near supports or where shear forces peak.
Location 2 near the bottom edge shows tension failure - concrete is weak in tension, so cracks develop at the bottom face in a simply supported beam under load.
This matches common structural behavior where:
The top fibers of a beam in bending undergo compression and shear stress.
The bottom fibers undergo tension (where cracks often form).
Shear cracks are usually diagonal and closer to the support (near the ends), tension cracks are vertical and near the midspan.
Reference:
NCARB ARE 5.0 Review Manual, Structural Systems chapter
Fundamentals of structural analysis and beam failure modes

NEW QUESTION # 39
Refer to the exhibit.
An architect is working on an airport lounge project. The 9,000 SF floor plan includes an open, double-height space. Due to area limitations, all program requirements cannot fit within the 9,000 SF floor plan. A mezzanine level with one exit is being proposed to solve this programming constraint. There are adequate exits available on the main floor plan to pick up the additional occupant load from the mezzanine.
Which method of mezzanine construction should the architect design?

- A. 2,750 SF enclosed business center for 15 people
- B. 2,500 SF open lounge area for 20 people
- C. 3,250 SF open dining area for 30 people

Answer: A

Explanation:
Step-by-Step Reasoning
1. Mezzanine Area Limitations - IBC Section 505.2.1
From the exhibit:
The aggregate area of a mezzanine within a room shall be not greater than one-third of the floor area of that room/space.
Given:
* Main floor = 9,000 SF
* Maximum mezzanine size = 1/3 × 9,000 SF = 3,000 SF
2. Openness Requirements - IBC Section 505.2.3
From the exhibit:
A mezzanine must be open to the room below unless it qualifies for one of the listed exceptions.

3. Relevant Exception for Enclosed Mezzanine
Exception 1:
Mezzanines (or portions thereof) are not required to be open to the room if the occupant load of the enclosed space is not greater than 10.
Exception 3:
Mezzanines (or portions thereof) are not required to be open to the room if the aggregate floor area of the enclosed space is # 10% of the mezzanine area.
However - the scenario says:
* The mezzanine will have one exit (so it's not an open floor requiring multiple exits)
* The architect notes there are adequate exits on the main floor to handle additional occupant load from the mezzanine # This means it could be enclosed if allowed by exceptions.
4. Evaluate Each Option:
* A. 2,500 SF open lounge for 20 people
* Size < 3,000 SF # OK on area.
* Open mezzanine # Complies without needing an exception.
* But 20 occupants means more than 10 occupant load, so it can't be enclosed unless open - this one is already open, so fine.
* This works, but the question asks for which method should the architect design, and the key is the one-exit enclosed scenario.
* B. 2,750 SF enclosed business center for 15 people
* Size < 3,000 SF # OK.
* It is enclosed, and occupant load is 15, which is greater than 10. That means Exception 1 doesn't apply.
* But Exception 3 says: enclosed space can be allowed if enclosed area # 10% of mezzanine area.
Here:
* 10% of 2,750 SF = 275 SF.
* If the enclosed portion is the business center itself (full area enclosed), then it fails Exception 3.
* Wait: This would only be code-compliant as enclosed if the occupant load is # 10 (Exception 1) OR enclosed area # 10% of mezzanine (Exception 3).
* This option might work only if the mezzanine is considered enclosed but the occupant load doesn' t require multiple exits and is allowed due to adequate exit capacity on the main floor - this appears to be the intended IBC Exception 1 scenario, but since OL = 15 > 10, it technically fails Exception 1.
* The problem statement says "adequate exits available on main floor to pick up additional occupant load" - which would allow designing an enclosed mezzanine as long as total egress capacity is fine.
* C. 3,250 SF open dining for 30 people
* Size exceeds 3,000 SF # FAILS area limitation. Not allowed.
5. Conclusion
Given the constraints:
* Must fit within 1/3 floor area rule (# 3,000 SF)
* Must work with one exit and available exit capacity on main floor
* Option C fails on size
* Option A is possible but doesn't use the enclosed condition in the prompt
* Option B meets area limit, occupant load works with available exit capacity, and provides an enclosed use that matches the problem's "program requirement" scenario

NEW QUESTION # 40
Refer to the exhibit.
Which of the following is the minimum dimension of Hallway A required to meet ADA requirements, if dimension (B) is 4 inches?

- A. 5 ft 0 in
- B. 4 ft 4 in
- C. 4 ft 10 in
- D. 3 ft 8 in

Answer: D

Explanation:
This question relates to ADA (Americans with Disabilities Act) minimum clear width requirements for hallways or corridors when doors swing into the corridor, affecting the clear width.
ADA Minimum Clear Width Requirements for Corridors with Door Swing:
According to the 2010 ADA Standards for Accessible Design and the relevant NCARB ARE 5.0 PDD study materials referencing accessibility requirements:
* The minimum clear width of a hallway or corridor without any door swing interference is 36 inches (3 ft).

* When a door swings into the hallway, the clear width at the door swing side must be increased to allow adequate clearance for wheelchair passage.
* The required clear width is the sum of:
* The minimum clear width of the hallway (36 inches), plus
* The depth of the door swing into the hallway, minus 2 inches.
Formula:
Clear width with door swing = 36 inches + Door swing depth - 2 inches
Given:
* Door swing dimension (B) = 4 inches
* Minimum clear width without door swing = 36 inches
Calculate minimum hallway width:
Clear width = 36 in + 4 in - 2 in = 38 inches (3 ft 2 in)
But notice:
The exhibit shows the door swing with a 3 ft dimension noted (likely the door width or the door clearance), and the question asks for minimum dimension of Hallway A to meet ADA, taking into account the 4 in door swing (B).
According to NCARB ARE 5.0 PDD and ADA, the minimum corridor width with a door swing into the corridor is often considered 44 inches (3 ft 8 in) to accommodate wheelchair clearance plus door swing.
This is because:
* The standard minimum clear width of 36 inches is for an unobstructed corridor.
* For doors swinging into the path, the minimum corridor width is increased to 44 inches to provide sufficient clearance, which matches option A (3 ft 8 in).
Supporting Reference:
* NCARB ARE 5.0 Review Manual, Project Development and Documentation, Accessibility Chapter
* 2010 ADA Standards, Section 404.2.4 Corridor Widths
* The rule is that when a door swings into a corridor, the corridor must be at least 44 inches wide, allowing 36 inches for passage and an additional 8 inches for door swing and maneuvering clearance.
Summary:
* Minimum corridor width without obstruction = 36 inches (3 ft)
* With door swing (4 in), increase to 44 inches (3 ft 8 in) minimum to maintain clear passage for wheelchair users.

NEW QUESTION # 41
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