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The web-based IFMA CFM Practice Exam is compatible with all operating systems, including Mac, Linux, iOS, Android, and Windows. It is a browser-based Certified Facility Manager (CFM) practice exam that works on all major browsers, including Chrome, Firefox, Safari, Internet Explorer, and Opera. This means that you won't have to worry about installing any complicated software or plug-ins.

IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	• Risk Management: This section measures the skills of Risk Managers in planning for risk management. It includes emergency preparedness, response, recovery strategies, facility resilience, and business continuity planning to mitigate potential risks associated with facility operations.
Topic 2	• Occupancy and Human Factors: This section measures the skills of Facility Managers and covers the workplace environment, occupant services, and occupant health, safety, and security. Understanding these factors is essential for creating a conducive and safe work environment for all occupants. Operations and Maintenance: This domain assesses the capabilities of Operations Managers in managing buildings, systems, infrastructure, and grounds. It includes overseeing furniture, fixtures, and equipment, ensuring physical safety and security, and implementing effective operations and maintenance processes. Knowledge of work management support systems and handling renewals and renovations is also critical.

Topic 3	• Communication: This domain assesses the abilities of Risk Managers in planning, delivering, and evaluating communication strategies within facility management. Effective communication is vital for ensuring that all stakeholders are informed and engaged.
Topic 4	• Performance and Quality: This section evaluates the skills of the target audience in quality management and performance management. It emphasizes the importance of maintaining high standards in facility operations to ensure efficiency and effectiveness.
Topic 5	• Real Estate: This domain assesses the skills of the target audience in developing real estate strategies. It covers real estate assessment, acquisition, disposal processes, asset management, space management, major projects, and new construction to optimize facility use.
Topic 6	• Finance and Business: This section measures the skills of Financial Managers in operational and capital budgeting processes. It includes evidence-based decision-making processes, procurement strategies, contracting practices, financial analysis, and reporting to ensure sound financial management within facilities.
Topic 7	• Leadership and Strategy: This domain focuses on the competencies of Facility Managers in strategic planning and alignment with organizational demands. It covers policies, procedures, compliance issues, individual and team management, leadership qualities, relationship management, change management, corporate social responsibility, and understanding external factors affecting facility management.

IFMA Certified Facility Manager Sample Questions (Q114-Q119):

NEW QUESTION # 114
What approach should be taken to accommodate sustainability and customer concerns about installing flow restrictors?

- A. Take no action. The WPM is guided by company sustainability initiatives and this program needs to be implemented.
- B. Offer to place out the flow restrictors in a few designated restrooms to provide customer feedback on their performance. Agree to review and meet later with the WPM.
- C. Install the flow restrictors and remove them without informing the WPM.
- D. Refuse to install the flow restrictors.

Answer: B

Explanation:
TheIFMA Sustainability and Environmental Stewardship competencyhighlights the importance ofpilot testing sustainability initiatives to ensure operational effectiveness.
* Option B (Correct):Testing restrictors in select restrooms allows for user feedback and potential adjustments.
* Option A (Implementing without review)may lead tonegative customer experiences.
* Option C (Installing and removing without informing the WPM)is unethical andviolates internal governance.
* Option D (Refusing installation outright)conflicts withsustainability initiatives.
Pilot programsbalance sustainability goals with user experience.

NEW QUESTION # 115
When is the BEST time for a facility manager to offer suggestions on a project at minimal cost?

- A. Throughout the project
- B. Early in the design development process
- C. After the drawings and prices are finalized
- D. Upon completion of the project

Answer: B

Explanation:
TheIFMA Project Managementcompetency stresses thatearly-stage input minimizes costs and maximizes impact.
* Early design input (C)allows facility managers to influencelayout, materials, and costs before finalization.
* Throughout the project (B)may be too late forcost-effective changes.
* Post-completion (A) and finalized pricing (D)lead to costly rework or delays.

Engaging early ensuresefficient space utilization, energy efficiency, and long-term cost savings.

NEW QUESTION # 116

Before you can move people into a new leased space, you will need a certificate of occupancy. What system must be examined to obtain a certificate of occupancy?

- A. IT/Network systems
- B. Potable water systems
- C. Life safety systems

Answer: C

Explanation:
A certificate of occupancy (CO) is issued after inspections confirm the building meets life safety, fire protection, and structural integrity standards (Option A).
Why Option A is Correct?
* Life safety systems include fire alarms, sprinklers, emergency exits, and structural safety components, which are mandatory for occupancy.
* Building codes require that these systems meet regulatory compliance before occupancy is allowed.
* IFMA's Operations & Maintenance competency states that facility managers must ensure safety and regulatory compliance before allowing occupants into a new space.
Why Other Options Are Incorrect?
* Option B (Potable water systems): While potable water is important, it is not a primary factor for a certificate of occupancy.
* Option C (IT/Network systems): IT systems are not a legal requirement for occupancy certification.

NEW QUESTION # 117

Which type of equipment maintenance program can cause the most unplanned downtime and least predictable costs?

- A. Predictive.
- B. 24-hour.
- C. Preventive.
- D. Corrective.

Answer: D

Explanation:
Corrective maintenance(also called "reactive maintenance") occursonly after equipment fails, leading to:
* Unplanned downtimethat disrupts operations.
* Higher repair costsdue to emergency fixes.
* Shorter equipment lifespanbecause maintenance is delayed.
Preventive (A) and predictive (B) maintenancereduce downtime by scheduling repairs before failure.24- hour (D)is not a recognized maintenance strategy.

NEW QUESTION # 118

A landlord has just completed a major capital improvement in a multi-tenant commercial building. The property manager is responsible for determining if the costs of the project can be recovered from the tenants. What is NOT part of the process?

- A. Checking each lease to determine if capital costs are recoverable
- B. Determining if a finance charge gets added to the recoverable costs
- C. Determining how much should be recovered each year and for how many years
- D. Splitting costs evenly and charging all costs in the year when the project was performed

Answer: D

Explanation:
Capital cost recovery must be aligned with lease agreements and amortized properly.TheIFMA Real Estate and Property Management competencystates that costs should beallocated fairly based on lease terms and not simply split evenly in a single year.
* Option B (Splitting costs evenly in one year) is incorrectbecause itdoes not account for lease agreements and amortization.

* Option A (Checking lease agreements)is necessary todetermine legal recoverability.
* Option C (Annual cost recovery assessment)ensuresfair tenant billing over time.
* Option D (Finance charge consideration)determines ifadditional costs should be included.
Facility managersmust follow lease agreements and ensure fair cost allocation among tenants.

NEW QUESTION # 119

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