


Reliable CFM Test Book & CFM Test Question

Part 1: CFM® Exam Preparation: Provides an overview, recommended prerequisites and other basic information about applying for, preparing for and taking the exam.
 Part 2: Technical References: Provides the title and links to the technical reference used to validate answers to all of the questions on the exam.
 Part 3: Exam Supplemental Review Materials: Provides links for additional review resources.



Part 1 CFM® Exam Preparation

Overview

The CFM® exam measures a person's knowledge of a community's responsibilities under the National Flood Insurance Program and related floodplain management topics. The CFM® exam contains questions in the proportions shown for the following seven topic categories:

20-25%	Floodplain Mapping
20-25%	NRP Regulatory Standards
15-20%	Regulatory Administrative Procedures
10-15%	Flood Insurance
10-15%	Flood Hazard Mitigation
10-15%	Natural and Beneficial Functions
5-10%	Overall context of Floodplain Management

Recommended Prerequisites

The Certification Board of Regents recommends CFM® exam takers have either: a minimum of two years of full-time floodplain management experience; OR a higher education degree in a related field; OR complete the four-day 0273 *Managing Floodplain Development through the National Flood Insurance Program* course, which is offered by BAI (E0273), by FEMA Regions (L0273) or by ASFFM, a state NRP coordinator or state ASFFM chapter (G0273). E/L/G0273 courses are designed to provide basic training on NRP minimum requirements for local officials administering floodplain management programs. The 0273 course is not an exam prep class, but it does focus on the NRP and concepts of floodplain management, maps and studies, minimum regulations, ordinance administration, and the relationship between floodplain management and flood insurance.

NOTE: The CFM® exam is a national exam. Questions are based on the minimum NRP regulatory standards. Some states (and communities) may have higher regulatory standards. Keep in mind that CFM® exam questions must be answered according to the minimum NRP regulatory standards.

Preparing for the Exam

After meeting recommended prerequisites, you should review the list of materials in *Part 2: Technical References*. The answer to every question on the exam was verified using those resources.

The most frequently cited technical reference for the CFM® Exam is *FEMA Publication 480, "National Flood Insurance Program (NIP) Floodplain Management Requirements, A Study Guide and Desk*

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itPass4sure offers verified, authentic IFMA CFM Real Questions and answers, which are essential for passing the Certified Facility Manager (CFM). These questions and answers have been designed by Sitecore experts and can be easily downloaded on a PC, MacBook, or smartphone for comfortable and convenient learning.

IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 3	<ul style="list-style-type: none"> • 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 4	<ul style="list-style-type: none"> • Sustainability: This section evaluates the skills of the target audience in managing sustainability initiatives. It covers energy management, water management, materials and consumables management, waste management, and workplace site management to promote environmentally responsible practices within facilities.
Topic 5	<ul style="list-style-type: none"> • 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 6	<ul style="list-style-type: none"> • Project Management: This section focuses on the planning and design phases of projects. It includes execution and delivery processes along with evaluation techniques to ensure successful project outcomes within facility management contexts.
Topic 7	<ul style="list-style-type: none"> • 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.
Topic 8	<ul style="list-style-type: none"> • 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 9	<ul style="list-style-type: none"> • Facility Information Management and Technology Management: This domain focuses on the skills of Information Technology Managers in data collection and information management. It includes information protection and cybersecurity, technology needs assessment and implementation, and maintenance and upgrades of technology systems to ensure efficient operations.

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CFM Test Question & CFM Guide

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IFMA Certified Facility Manager Sample Questions (Q115-Q120):

NEW QUESTION # 115

Which type of lease requires the tenant to pay all expenses of the property being leased (taxes, insurance, maintenance) in addition to rent?

- A. Full-service lease
- B. Gross lease
- C. Triple net lease

Answer: C

Explanation:

A triple net lease (NNN lease) (Option A) requires the tenant to cover all property expenses in addition to base rent.

Why Option A is Correct?

* NNN leases shift the responsibility of property costs (taxes, insurance, and maintenance) from the landlord to the tenant.

* These leases are common in commercial real estate because they reduce risk for property owners while providing stable rental income.

* IFMA's Real Estate & Property Management Core Competency highlights the importance of understanding lease structures for effective property management.

Why Other Options Are Incorrect?

* Option B (Gross lease): The landlord pays for all expenses, and the tenant only pays a fixed rent.

* Option C (Full-service lease): Similar to a gross lease, all costs are included in the rent.

NEW QUESTION # 116

You are tasked with building four conference rooms with standard conference features. The project scope and schedule are clearly defined. To minimize risk to the organization, what type of contract should be used to procure the needed services?

- A. Cost-Reimbursable Contract
- B. Time and Material Contract
- C. Cost-Plus-Fee Contract
- **D. Fixed-Price Contract**

Answer: D

Explanation:

A Fixed-Price Contract is the best option for a project with a well-defined scope and schedule because:

* It minimizes financial risk by setting a predetermined cost.

* The contractor bears the risk of cost overruns, ensuring budget predictability.

* Why the other options are incorrect:

* (A) Cost-Plus-Fee contracts allow for cost adjustments, increasing financial risk.

* (B) Cost-Reimbursable contracts can lead to higher costs with no guarantee of a fixed budget

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* (D) Time and Material contracts are used for uncertain scopes and do not provide cost stability.

NEW QUESTION # 117

A company is ready to sign a lease for a new location. The new space must be renovated before workstations can be moved. The facility manager is asked to provide the occupancy date. Why is providing the occupancy date information critical?

- **A. The occupancy date represents when the company must begin paying rent.**
- B. The date cannot be changed once the lease is signed.
- C. The facility manager will lose credibility if the information provided is incorrect.
- D. The moving company must be scheduled.

Answer: A

Explanation:

The occupancy date is critical because it determines when the company begins paying rent, regardless of whether renovations are complete.

* Lease agreements typically require rent payments from the occupancy date onward.

* Failure to account for renovation time could lead to unnecessary costs.

* Why the other options are incorrect:

* (A) Scheduling a moving company is important but secondary to financial commitments.

* (C) The date can often be negotiated if properly addressed in the lease agreement.

* (D) While credibility is important, financial and contractual obligations take precedence.

NEW QUESTION # 118

You manage a design-build project to renovate a new office space, including infrastructure upgrades. At the 60% design phase, the design-build contractor's project estimate is over budget and contingency. What should be done first to

address the issue?

- A. Pursue a change order from the project sponsor for the difference.
- B. Remove the infrastructure upgrade items from the project scope.
- **C. Investigate the reasons for being over budget.**
- D. Investigate delaying a portion of the project until additional funding is available.

Answer: C

Explanation:

The first step should be to investigate the reasons for being over budget (D) before making major project changes.

* A cost overrun could be due to inaccurate estimates, scope changes, or unforeseen conditions.

Understanding the cause allows for informed decision-making.

* Why not other options?

* (A) Delaying a portion of the project may not be necessary and could lead to inefficiencies.

* (B) Seeking a change order should only be done after understanding why costs have increased.

* (C) Removing infrastructure upgrades without proper evaluation could negatively impact long-term functionality.

NEW QUESTION # 119

What is your role as a Facility Manager in developing an emergency preparedness plan that ensures organizational success?

- **A. Create an emergency plan and ensure that employees are trained to respond.**
- B. Ensure that communication devices are in place to respond.
- C. Ensure that all of the materials and equipment are on hand to respond.

Answer: A

Explanation:

A Facility Manager's primary role in emergency preparedness is to create an emergency plan and ensure that employees are trained to respond (Option C).

Why Option C is Correct?

* Developing a comprehensive emergency plan is a core responsibility under IFMA's Emergency Preparedness & Business Continuity competency.

* Training employees ensures that everyone knows how to act in an emergency, reducing confusion and improving response times.

* Emergency planning includes evacuation routes, fire safety protocols, crisis communication, and business continuity measures.

Why Other Options Are Incorrect?

* Option A (Ensure materials and equipment are on hand): While important, this is a part of emergency planning, not the primary role of the FM.

* Option B (Ensure communication devices are in place): Communication is one aspect of preparedness, but without a solid plan and training, response efforts may still fail.

NEW QUESTION # 120

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