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>> New PDD Exam Objectives <<

Quiz 2026 Authoritative NCARB PDD: New ARE 5.0 Project Development and Documentation Exam Exam Objectives

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NCARB PDD Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">• Construction Documentation: This section of the exam measures skills of Project Architects and addresses the creation and management of project documentation. Candidates are expected to demonstrate knowledge of documenting building design and site features, preparing detailed architectural drawings, and applying industry standards to produce a coordinated set of construction documents. The section also includes understanding how project changes impact documentation and how to communicate these updates effectively to both the design team and the client.:

Topic 2	<ul style="list-style-type: none"> Codes & Regulations: This section of the exam measures skills of Building Code Specialists and examines how codes and regulations apply at a detailed level during documentation. Candidates are expected to demonstrate knowledge of compliance with the International Building Code (IBC) as well as other specialty regulations, as well as how to interpret and apply these standards to ensure design and documentation meet legal and safety requirements.
Topic 3	<ul style="list-style-type: none"> Integration of Building Materials & Systems: This section of the exam measures the skills of Architectural Designers and focuses on the ability to resolve and integrate various building systems into cohesive project goals. It covers analyzing architectural systems and technologies, determining the size of structural, mechanical, electrical, and plumbing systems, and incorporating specialty systems such as acoustics, lighting, security, and communications. It also evaluates the ability to detail how multiple building systems work together and to coordinate across disciplines to achieve a unified design.
Topic 4	<ul style="list-style-type: none"> Project Manual & Specifications: This section of the exam measures the skills of Specifications Writers and emphasizes the importance of developing documentation that goes beyond drawings. Candidates must understand how to identify and prioritize elements needed to prepare, maintain, and refine both the project manual and project specifications. It also assesses the ability to align and coordinate these specifications with the construction documents to ensure consistency and accuracy.
Topic 5	<ul style="list-style-type: none"> Construction Cost: This section of the exam measures the skills of Construction Managers and focuses on the financial side of project execution. It evaluates the ability to analyze construction cost estimates to confirm that they align with project design intent and budgetary constraints. Although this is the smallest section, it is critical for ensuring projects remain feasible and economically viable.

NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q71-Q76):

NEW QUESTION # 71

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
Accessory storage areas, backoffice equipment room	200 gross
Agricultural building	200 gross
Aircraft hangar	200 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	200 gross
Waiting areas	75 gross
Assembly	
Gathering (seats, chairs, etc.)	10 gross
Passages	10 net
See Section 1014.6	
Assembly without fixed seats	
Conventional (seats only—see Note)	7 net
Standing space	5 net
Unconventional (seats and chairs)	15 net
Seating capacity, based on 19 sq ft per person, including 10% of net area, and for additional areas	7 net
Business areas	200 gross
Conventional (seats and chairs)	See Section 1014.6
Classrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Observation areas	10 net
Stages and other theatrical event areas	10 net
Exercise rooms	50 gross

Refer to the exhibit.

An architect is designing a multipurpose room that will operate daycare services as well as exercise classes.

The multiple occupancies within the space utilize components of the same means of egress system.

What is the occupant load factor that should be used in calculating egress?

- A. 0
- B. 1
- C. 2
- **D. 3**

Answer: D

Explanation:

Step-by-Step Reasoning

1. Identify the occupancies from the question:

* Day care services # Occupant load factor = 35 net (from table in the exhibit)

* Exercise classes # Occupant load factor = 50 gross (also from table in the exhibit, under "Exercise room")

2. Determine how to calculate the occupant load for multiple occupancies:

According to IBC 2018, Section 1004.1.2 (Areas without fixed seating) and NCARB PDD study materials:

When multiple occupancies share the same means of egress system, the occupant load for the whole space shall be the sum of the occupant loads of the various occupancies.

However, if the space is not divided and is used interchangeably (multipurpose), the most stringent occupant load factor is applied to the entire area.

3. Applying the code:

* The multipurpose room is used for both daycare and exercise.

* Since the same space is used for different functions at different times (not divided), the most restrictive occupant load factor (the smaller number) should be used.

* Smaller occupant load factor = 35 net (Day care) vs. 50 gross (Exercise room).

4. Why "net" vs. "gross" matters here:

* Net floor area excludes certain spaces like walls, corridors, mechanical rooms.

* Gross floor area includes the entire footprint.

* Even though "net" typically results in a smaller area, when calculating load factors, the smaller occupant load factor number results in a larger occupant load - making it more restrictive for egress.

5. Conclusion:

The correct occupant load factor to use for this multipurpose space = 35 net (Day care), as it results in the largest occupant load and is the most restrictive for egress design.

NCARB ARE 5.0 PDD Study Guide References:

* Content Area: Code Analysis - Occupant Load & Egress Sizing

* IBC 2018, Section 1004.1.2 - Areas without fixed seating, determining occupant load for multiple functions

* Architectural Graphic Standards - Occupant Load Calculation examples

* Building Codes Illustrated by Ching & Winkel - Chapter on Occupancy Load Factors and Egress Requirements

NEW QUESTION # 72

A project located in a rural area without municipal sewer access will most likely require:

- A. Oil-water separator
- B. Ejector pump
- C. Septic tank and leach field
- D. Grease interceptor

Answer: C

Explanation:

Where no public sewer is available, on-site wastewater treatment (septic tank + leach field) is required. This supports Objective 3.2, considering utility systems and site limitations.

NEW QUESTION # 73

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 architect is preparing the project manual.

What section should be included?

- A. 015000 Temporary Utilities
- B. 019113 General Commissioning Requirements
- C. 012300 Alternates
- D. 006113 Performance and Payment Bond

Answer: A

Explanation:

Understanding the Context

When preparing the Project Manual in the Project Development & Documentation (PDD) section of the ARE 5.0 exam, you need to determine which specification sections are essential based on project requirements and conditions. The Project Manual organizes administrative and technical specifications into divisions, each serving a specific purpose.

In this case, because construction will occur while farming operations continue uninterrupted-and public water and sewer services are unavailable on site-temporary utilities (such as water, power, and possibly sanitation) are a critical component that must be clearly addressed in the Project Manual. These provisions ensure the contractor understands how to support construction without disrupting farm operations and without relying on permanent utilities.

Why "015000 Temporary Utilities" is Required

Section 01 50 00 - Temporary Utilities (often numbered 015000) is part of Division 01: General Requirements in the Project Manual. It specifies requirements for establishing and maintaining temporary utility services (like water, electric, lighting, heating, cooling, toilets) during construction. It helps ensure the design and construction team address logistical needs amid the distinctive site conditions-namely the absence of public utilities and the necessity of continuous farm operations.

As noted in a design and construction manual resource:

"Section 01 51 00 - Temporary Utilities. This section is generally included in all projects; however, it must be carefully written so as to be applicable to the specific project conditions." This directly supports inclusion of Temporary Utilities in the Project Manual for this project scenario.

Why Other Options Are Not Appropriate

* A. 006113 Performance and Payment Bond These forms pertain to contract security and bonding requirements, which would be located in Division 00 (Procurement and Contracting Requirements), not Division 01. The question focuses on which section should be included in the Project Manual being prepared at this phase; the key imperative here is the temporary utility needs, not bonds.

* B. 012300 Alternates Alternates allow multiple pricing options for different project scopes, but there is no indication that alternate options (e.g., alternate spaces or functions) are being used in this design.

There's no mention of bidding alternates.

* D. 019113 General Commissioning Requirements Commissioning provisions (often related to MEP system verification and performance) would only be required if commissioning is part of the project deliverables. The project brief doesn't indicate commissioning deliverables-only that mechanical and electrical systems are supported by the PEMB, and the focus here is continuity of operations and utilities during construction, not commissioning.

NEW QUESTION # 74

A significant advantage of glass-fiber-reinforced concrete panels over architectural precast concrete panels is which one of the following?

- A. Decreased weight
- B. Decreased fabrication time
- C. Increased strength

- D. Increased quality control

Answer: A

Explanation:

Glass-fiber-reinforced concrete (GFRC) panels offer several advantages compared to architectural precast concrete panels: GFRC panels are lighter due to their thin profile and use of fiber reinforcement, reducing structural load and facilitating installation. Precast concrete panels are heavier and thicker. Strength of GFRC is adequate but typically not higher than traditional precast. Quality control and fabrication time are comparable or vary depending on the project and fabrication process. Therefore, the significant advantage is decreased weight.

NEW QUESTION # 75

In the critical path method of scheduling for new construction, the site work portion is always on the critical path due to which of the following?

- A. Site cost is usually a high percentage of the total work.
- B. Site work is dependent upon short interval scheduling.
- **C. Site work must be completed linearly.**
- D. Retainage for site work is held until the end of the project.

Answer: C

Explanation:

In the Critical Path Method (CPM) scheduling, the critical path is the longest sequence of dependent activities that determines the project duration.

Site work typically involves grading, excavation, underground utilities, and foundation preparation.

Site work must proceed in a linear, sequential manner: earthwork must finish before foundation pours; utilities are installed before slabs.

These activities are dependent on each other and cannot be done in parallel or out of order.

Therefore, site work forms a continuous chain of dependent activities on the critical path.

Other options are less relevant to CPM critical path logic:

Site work costs or retainage do not influence CPM scheduling.

Short interval scheduling is a project control technique, not a CPM determinant.

Reference:

NCARB ARE 5.0 Review Manual, Project Management and Scheduling chapter

CPM scheduling principles from project management texts like PMBOK or Construction Planning and Scheduling by Jimmie Hinze

NEW QUESTION # 76

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