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CFM Exam Study Guide Questions and Answers 100% Pass

What are the three most common types of flooding? ✓✓Riverine, Coastal, and Shallow Flooding

Which type of flooding has accounted for the most flood-related deaths? ✓✓Flash Flooding

A curve or turn in a river channel? ✓✓Meander

What is the major cause in coastal flooding? ✓✓Storm Surge

What causes a tsunami? ✓✓Underwater earthquakes or volcanoes

List the five types of special flood hazards covered in FEMA 480. ✓✓1. Closed Basin Lakes

2. Uncertain flow paths

3. Dam breaks

4. Ice jams

5. Mudflows

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IFMA CFM Exam Syllabus Topics:

| Topic | Details |
|---------|--|
| Topic 1 | <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. |
| Topic 2 | <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 3 | <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 4 | <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 5 | <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 6 | <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 7 | <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 8 | <ul style="list-style-type: none"> • 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 9 | <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. |

IFMA Certified Facility Manager Sample Questions (Q145-Q150):

NEW QUESTION # 145

What tool can a facility manager use to convince a superior that the current cost, services, and staffing levels are comparable to a similar industry?

- A. Life cycle cost analysis
- B. Benchmarking

- C. Scenario analysis

Answer: B

Explanation:

Benchmarking (Option C) is the best tool for comparing facility management costs, services, and staffing levels with industry standards.

Why Option C is Correct?

- * Benchmarking analyzes FM operations against peer organizations to assess efficiency and effectiveness.
- * It provides data-driven justification for maintaining or adjusting budgets and staffing levels.
- * IFMA's Finance & Business Core Competency emphasizes benchmarking as a key performance evaluation tool.

Why Other Options Are Incorrect?

- * Option A (Life cycle cost analysis): Evaluates long-term asset costs, but does not compare FM performance to industry standards.
- * Option B (Scenario analysis): Examines hypothetical situations but does not compare real-world industry benchmarks.

NEW QUESTION # 146

What should be considered when developing a strategic facility management plan?

- A. The demand organization's business plan.
- B. Obtaining a larger facility management budget.
- C. Reducing facility management cost.

Answer: A

Explanation:

A strategic facility management plan should align with the organization's business plan (Option A) to ensure that facility operations support overall business goals.

Why Option A is Correct?

- * Facility Management (FM) must be integrated with the organization's objectives to enhance efficiency, productivity, and financial sustainability.
- * IFMA's Leadership & Strategy Core Competency emphasizes that strategic facility planning must be in alignment with the organization's future needs and direction.

Why Other Options Are Incorrect?

- * Option B (Reducing FM costs): Cost reduction is a factor, but not the main driver of strategic planning.
- * Option C (Obtaining a larger budget): A budget increase may help, but a strategic plan must first justify business alignment before funding is considered.

NEW QUESTION # 147

You were tasked with preparing the Service Level Agreement and Key Performance Indicators for a contract.

What key characteristics should you consider when writing the Key Performance Indicators (KPIs)?

- A. The KPIs must be tied to the budget.
- B. The KPIs must be easily attainable.
- C. The KPIs must be clear and understandable.
- D. The KPIs must measure all outcomes equally.

Answer: C

Explanation:

Key Performance Indicators (KPIs) must be clear and understandable to ensure they are measurable, actionable, and aligned with organizational goals. The characteristics of effective KPIs include:

- * Clarity: KPIs should be easy to interpret by all stakeholders.
- * Relevance: They must align with strategic objectives and service level agreements (SLAs).
- * Measurability: They should be quantifiable to track progress effectively.
- * Why the other options are incorrect:
 - * (A) Tying KPIs strictly to the budget may limit performance insights.
 - * (B) Easily attainable KPIs may not drive improvement.
 - * (C) Not all outcomes are equally important; KPIs must focus on critical factors.

NEW QUESTION # 148

How can the building information model (BIM) be used for emergency preparedness?

- A. It can help predict how an emergency will unfold.
- B. It is not useful for emergency preparedness.
- **C. It creates a virtual environment of the building for emergency personnel.**
- D. It provides first responders with the names of all building occupants.

Answer: C

Explanation:

BIM creates a virtual environment (C) that can be used by emergency personnel to analyze escape routes, fire hazards, and security vulnerabilities.

* BIM aids in emergency planning by offering real-time access to building layouts, exits, fire suppression systems, and structural integrity.

* Why not other options?

* (A) BIM does not track individual occupants in real-time.

* (B) BIM is highly relevant for emergency preparedness, especially in risk analysis and planning.

* (D) While BIM provides data for emergency planning, it does not predict the exact course of an emergency.

NEW QUESTION # 149

What level of damage and risk is anticipated with the current building code requirements for most buildings?

- **A. Buildings will have damage but will not collapse and allow time for occupants to leave the building.**
- B. Buildings will have very little or no damage with no impact on the occupancy and operations.
- C. Buildings will have minor damage and occupants can continue to occupy the building after an event.

Answer: A

Explanation:

Modern building codes are designed to prevent structural collapse, ensuring occupant safety, but do not eliminate all damage (Option C).

Why Option C is Correct?

* Building codes prioritize life safety over complete damage prevention.

* Structures may sustain damage but must remain stable enough for occupants to safely evacuate.

* IFMA's Operations & Maintenance Core Competency states that FM professionals must understand compliance with modern building codes and risk mitigation.

Why Other Options Are Incorrect?

* Option A (Buildings will have minor damage and remain occupied): Not all buildings will be safe for immediate occupancy after an event.

* Option B (Buildings will have no damage or operational impact): This is not realistic, as damage often occurs even in well-constructed buildings.

NEW QUESTION # 150

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