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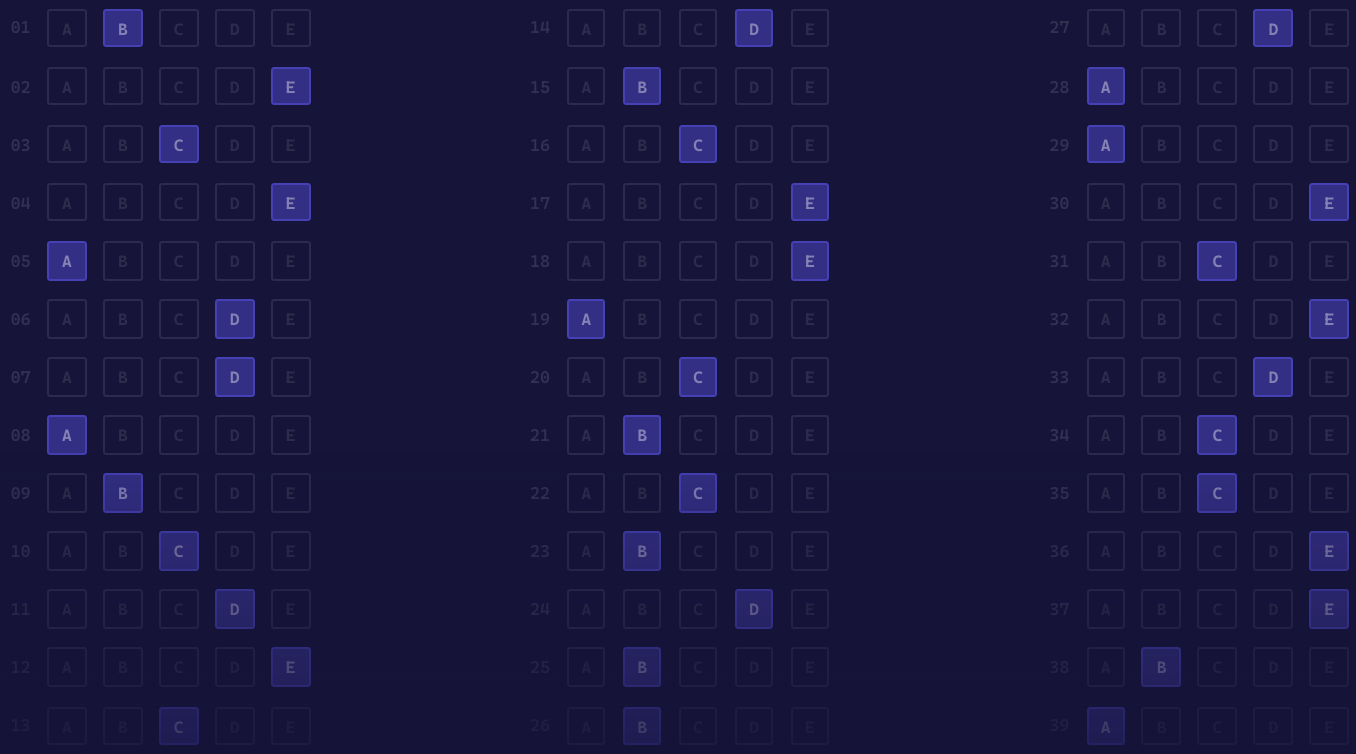

PRACTICE QUESTIONS

Estidama Pearl Rating System

BUILD

Pearl Building Rating System Exam

EDITION	QUESTIONS	ISSUED
Demo	9	September 4, 2026

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Before you begin

What this is

9 practice questions for Estidama Pearl Rating System `BUILD`, each with its answer key and an explanation. Answer a question before you read its key — the explanation is worth more once you have committed.

If something looks wrong

Send us three things and we will check it:

- the exam code, `BUILD`
- the question number
- the email address on your order

Write to **support@mometrix.net**. We reply within one business day.

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QUESTION 1 SINGLE CHOICE

Which document defines the credits, prerequisites and weighted categories used in the Pearl Building Rating System?

A **The Estidama Pearl Building Rating System – Technical Guidelines**

B The Abu Dhabi Urban Planning Council Charter

C The Estidama Pearl Villa Rating System Manual

D The Abu Dhabi International Building Code

ANSWER A

WHY The Estidama Pearl Building Rating System – Technical Guidelines are the official document that set out all credits, prerequisites, categories and weightings used to evaluate a building under the BUILD rating. The other listed documents either govern different rating systems or do not contain the Pearl credit structure.

QUESTION 2 SINGLE CHOICE

Which Pearl Building Rating System category addresses indoor air quality, daylighting, views and thermal comfort for building occupants?

A Design for Environmental Optimization

B Integrated Water Management

C **Indoor Environmental Quality**

D Quality of Life and Wellbeing

ANSWER C

WHY Indoor air quality, daylighting, views and thermal comfort are all assessed under the Indoor Environmental Quality (IEQ) category of the Pearl Building Rating System. Quality of Life is a separate category covering broader occupant and community welfare issues.

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QUESTION 3 SINGLE CHOICE

To achieve a Pearl rating, a project must demonstrate compliance with which combination of requirements?

A **All mandatory requirements and the minimum number of optional credits for the desired level**

B Only the prerequisites, since optional credits are voluntary

C Only the optional credits, because prerequisites are administrative

D An equal number of mandatory and optional credits in every category

ANSWER **A**

WHY Pearl rated projects must satisfy every mandatory requirement (prerequisite) and then accumulate enough optional credits across the categories to reach the published pass mark for the desired Pearl level. Mandatory and optional credits are not interchangeable and prerequisites cannot be ignored.

QUESTION 4 SINGLE CHOICE

What is the purpose of the seasonal commissioning requirement in the Pearl Building Rating System?

A **To verify that systems perform in line with the design intent under both heating and cooling operating conditions**

B To replace the need for post-construction monitoring and metering

C To confirm that contractors have signed the completion certificate

D To allow the design team to delegate energy audits to tenants

ANSWER **A**

WHY Seasonal commissioning requires the project team to confirm that building systems continue to meet the original design intent when operated in different seasonal modes (cooling and heating). It does not replace ongoing measurement and verification, and it is not a paperwork exercise for contractors or tenants.

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QUESTION 5 SINGLE CHOICE

Which strategy is required by the Pearl Building Rating System's Integrated Water Management category to reduce potable water demand within the building?

A Replacement of all fixtures with hand-washing stations only

B **Use of water-efficient fixtures, fittings and appliances across the development**

C Closure of all hot water loops during summer operation

D Disconnection of the building from the municipal water main

ANSWER B

WHY Pearl credits demand the use of water-efficient fixtures, fittings and appliances in order to cut the building's draw on potable supplies. The other options are not recognised compliance paths: removing fixtures, shutting down hot water systems or disconnecting from the municipal supply are neither sustainable nor required.

QUESTION 6 SINGLE CHOICE

Which of the following is treated as a regulated design parameter for demonstrating Energy Performance compliance under the Pearl Building Rating System?

A The interior paint colour schedule

B **The predicted carbon emissions of the building**

C The number of marketing brochures produced by the developer

D The colour of the external cladding

ANSWER B

WHY Pearl's Energy Performance credit is demonstrated through an energy model that produces a regulated output such as predicted annual carbon emissions (often expressed as kg CO2/m^2/yr). Decorative specifications like paint colours, brochures or cladding colour are not regulated energy parameters.

QUESTION 7 SINGLE CHOICE

Which action best supports compliance with the Pearl Building Rating System's waste management credits during construction?

A Burning all combustible site waste on the plot boundary

B Sending mixed construction and demolition waste to landfill by default

C Sorting construction and demolition waste on site for diversion from landfill

D Disposing of refrigerant cylinders in general waste skips

ANSWER C

WHY Pearl awards credits for source-separation and recycling/reuse of construction and demolition waste to divert it from landfill. Burning waste, default landfill disposal or mixing hazardous items such as refrigerant cylinders into general skips all undermine the credit intent and likely breach the related prerequisite controls.

QUESTION 8 SINGLE CHOICE

How does the Pearl Building Rating System encourage reduced reliance on private car travel?

A By mandating a minimum number of car parking spaces per bedroom

B By rewarding proximity to public transport and provision of cyclist and pedestrian facilities

C By banning all staff parking within the building footprint

D By requiring every visitor to arrive by helicopter

ANSWER B

WHY Pearl's Sustainable Transportation credits reward developments that locate close to public transport networks and provide safe, welcoming facilities for pedestrians and cyclists. The system does not prescribe parking minima, prohibit parking outright, or expect any particular mode of arrival.

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QUESTION 9 MULTIPLE CHOICE

Which of the following are recognised credit categories within the Pearl Building Rating System? (Choose two.)

A **Integrated Water Management**

B **Indoor Environmental Quality**

C Marine Fisheries Conservation

D Beverage Production Efficiency

ANSWER **A** · **B**

WHY The Pearl Building Rating System includes Integrated Water Management and Indoor Environmental Quality as two of its credit categories, addressing water demand/efficiency and occupant comfort/air quality respectively. Marine Fisheries Conservation and Beverage Production Efficiency are not Pearl categories.

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