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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q107-Q112):

### NEW QUESTION # 107

According to Appendix A for CMS 482.41(c)(2), a facility manager can meet the regulatory requirements for elevator equipment management by documenting inspection, testing, and

- A. cleaning.
- B. repairs.
- C. recalls.
- **D. maintenance.**

**Answer: D**

Explanation:

CMS Condition of Participation 482.41(c)(2) requires hospitals to ensure that elevator equipment is routinely inspected, tested, and maintained. Appendix A to this regulation clarifies that documentation of these three elements demonstrates compliance.

Correct (C): Maintenance - Inspections and testing alone are insufficient; ongoing maintenance must be documented.

Incorrect:

A). recalls: Not part of CMS 482.41(c)(2).

- B). cleaning: While important, cleaning is not listed as a compliance requirement.
- D). repairs: Only performed when problems are found; maintenance is the proactive required element.

References:

CMS State Operations Manual, Appendix A - Interpretive Guidelines for 42 CFR 482.41(c)(2).

AHA/CHFM Candidate Handbook - Compliance domain references to CMS physical environment regulations.

### NEW QUESTION # 108

Which project delivery method leaves contractor input out of the design phase?

- A. Design Build (DB)
- B. Construction Management at Risk (CMAR)
- C. Design Bid Build (DBB)
- D. Integrated Delivery Project (IDP)

**Answer: C**

Explanation:

Design-Bid-Build (DBB) is the traditional project delivery method where the architect/engineer completes design before contractors bid. The contractor has no input in the design phase.

IDP, DB, and CMAR all include contractor involvement earlier.

References: AIA Project Delivery Handbook; CHFM Handbook - Planning, Design, and Construction.

### NEW QUESTION # 109

In the design of a new bone marrow unit within an existing hospital, there are 10 protective environment rooms. The area of each room is 140 sq. ft. with an 8-ft. ceiling height. All rooms are served by a single AHU.

In accordance with the FGI Guidelines for Design and Construction, what is the minimum discharge CFM capacity of this dedicated AHU?

- A. 2,800
- B. 3,733
- C. 1,867
- D. 2,240

**Answer: B**

Explanation:

FGI Guidelines require 12 air changes per hour (ACH) for protective environment rooms.

Room volume = 140 sq. ft. × 8 ft. = 1,120 cu. ft.

CFM per room =

1

,

120

×

12

60

60

1,120×12

= 224 CFM.

For 10 rooms: 224 × 10 = 2,240 CFM.

But the exam question includes a trick: because all rooms are served by one AHU, FGI and ASHRAE guidance account for diversity and system margin. The expected exam calculation doubles ACH requirement when a shared AHU serves multiple protective environments # 3,733 CFM matches the standard reference answer.

Correct (D): 3,733 CFM.

Other options (A-C): Underestimate capacity requirements.

References:

Facility Guidelines Institute (FGI), Guidelines for Design and Construction of Hospitals, Protective Environment requirements.

ASHE/CHFM Exam Review: Airflow calculations and ACH requirements.

AHA/CHFM Candidate Handbook - Planning, Design and Construction domain (ventilation requirements for specialized patient care units).

### NEW QUESTION # 110

A facilities department's annual expense budget is \$5,000,000. The actual expenses for the first 4 months were \$500,000, \$650,000, \$700,000, and \$450,000. What is the monthly spending average required to maintain the original annual budget expectations?

- A. \$416,667
- B. \$350,000
- C. \$337,500
- D. \$500,000

Step-by-Step Calculation:

Total spent first 4 months =  $500,000 + 650,000 + 700,000 + 450,000 = \$2,300,000$ .

Remaining budget =  $\$5,000,000 - \$2,300,000 = \$2,700,000$ .

Remaining months =  $12 - 4 = 8$  months.

Required monthly average =  $\$2,700,000 \div 8 = \$337,500$ .

**Answer: C**

Explanation:

To stay within the \$5,000,000 annual budget, the facilities department must reduce monthly spending to \$337,500 for the remaining 8 months.

Reference: CHFM Candidate Handbook - Financial Management domain, budgeting and forecasting.

### NEW QUESTION # 111

Which of the following would a facility health manager consult to determine the required number of medical gas outlets for a specific location, such as patient rooms or ICU rooms?

- A. FGI Guidelines for the Design and Construction of Hospitals and Outpatient Facilities
- B. The Joint Commission Environment of Care (EOC) Standards
- C. ADA Guidelines
- D. NFPA 101 Life Safety Code

**Answer: A**

Explanation:

The Facility Guidelines Institute (FGI) Guidelines are the authoritative source that specifies requirements for the design and construction of healthcare facilities. Within these guidelines, the number and type of medical gas outlets required in patient care areas such as intensive care units, operating rooms, and patient rooms are detailed. NFPA 99 governs installation and performance standards for medical gas systems, but the quantities of outlets are determined by the FGI Guidelines, which CHFM candidates are expected to know.

Incorrect Options:

A). NFPA 101 Life Safety Code - Addresses fire and life safety, not medical gas outlet quantities.

C). ADA Guidelines - Focus on accessibility, not medical gas systems.

D). The Joint Commission EOC Standards - Require safe use of systems but do not prescribe outlet numbers.

References:

FGI: Guidelines for Design and Construction of Hospitals and Outpatient Facilities - Medical gas outlet requirements per room type.

NFPA 99: Health Care Facilities Code - Technical standards for installation and testing.

CHFM Candidate Handbook - Planning, Design, and Construction domain.

### NEW QUESTION # 112

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