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CHFM Exam Outline

Content Categories	Questions
1. Compliance	33
2. Healthcare Project Management	18
3. Maintenance and Operations	27
4. Finance Management	10
5. Administration	12

Mometrix TEST PREPARATION

Time limit: 2 hours
Total questions: 110
Question format: Multiple-choice
Delivery format: Computer-delivered

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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q49-Q54):

NEW QUESTION # 49

A facility manager wants to communicate to leadership the need to replace an old boiler. What is the most critical piece of information that is needed to support the capital budget request?

- A. the size of the existing boiler
- B. the annual cost to maintain the new boiler
- C. time frame for replacing the boiler
- **D. the ROI for replacing the boiler**

Answer: D

Explanation:

Leadership requires a business case to justify capital expenditures. The Return on Investment (ROI) demonstrates cost savings, efficiency, and risk reduction benefits of replacing the boiler, making it the most critical piece of information. Size, maintenance cost, or timeline support the request, but ROI is decisive for approval.

References: CHFM Handbook - Financial Management, capital budgeting principles.

NEW QUESTION # 50

The time that materials or assemblies have withstood a fire exposure, as established in accordance with test procedures of NFPA 251, is referred to as the

- A. flame spread rating.
- **B. fire resistance rating.**
- C. fire protection rating.
- D. fire assembly rating.

Answer: B

Explanation:

According to NFPA 251 (Standard Methods of Tests of Fire Resistance of Building Construction and Materials), once a material or assembly is tested and a measure of time is obtained, that result is defined as the fire resistance rating. This rating expresses the duration that a building element can withstand a standardized fire exposure while maintaining structural integrity.

* Correct Answer (B. fire resistance rating): NFPA 251 specifically defines this as the time result from fire exposure testing. It applies to walls, floors, and structural assemblies.

* Incorrect Options:

* A. flame spread rating: This measures only the surface burning characteristics of materials, determined using ASTM E84 or UL 723, not the endurance of an entire assembly.

* C. fire assembly rating: This is not an officially recognized NFPA term; the proper terminology is fire resistance rating.

* D. fire protection rating: This applies to opening protectives such as doors, windows, or shutters, which are tested using NFPA 252 or NFPA 257, not NFPA 251. Fire protection ratings are distinct from fire resistance ratings, since they do not measure full structural endurance.

Relevance to CHFM Compliance Domain:

The Certified Health Care Facility Manager (CHFM) exam includes compliance with fire and life safety codes under its "Compliance" content area. The CHFM Candidate Handbook emphasizes the requirement to understand and apply NFPA standards in healthcare facilities, ensuring compliance with regulatory fire safety measures such as those defined in NFPA 251.

References:

NFPA 251: Standard Methods of Tests of Fire Resistance of Building Construction and Materials - Definition of "fire resistance rating." NFPA: Fire-Protection Ratings and Fire-Resistance Ratings-What's the Difference? - Clarification between assemblies (fire resistance) and openings (fire protection).

NFPA: Construction Types and Material Combustibility - Explanation of flame spread index under ASTM E84/UL 723.

American Hospital Association (AHA), CHFM Candidate Handbook - Exam Content Outline, Compliance domain, which includes NFPA fire safety requirements.

NEW QUESTION # 51

When a motor malfunctions on an air handler, what is the first step to be taken in the replacement of the motor?

- A. Disconnect the power wiring.
- **B. Initiate lockout/tagout procedures.**
- C. Remove the motor/machine guard.
- D. Megger the motor windings.

Answer: B

Explanation:

Before performing any work on electrical or mechanical equipment, OSHA and NFPA 70E require lockout/tagout (LOTO) procedures to isolate energy sources. This ensures the safety of workers and prevents accidental energization. Only after lockout/tagout can guards be removed, wiring disconnected, or diagnostic tests performed.

References: OSHA 29 CFR 1910.147; NFPA 70E Standard for Electrical Safety in the Workplace; CHFMs Maintenance and Operations domain.

ChatGPT said:

NEW QUESTION # 52

A liquid oxygen tank has the chart shown below attached to the side of the tank:

In.	Cu. Ft.
10	3,450
20	18,600
30	41,690
40	65,790
50	89,890
60	113,990
70	138,080
80	162,180
90	186,280
100	210,380
110	234,480
120	258,570
130	282,670
140	306,770
150	330,860

At 107 in. = 234,480 cu. ft. (from chart)

Hospital usage = 15,000 cu. ft./day

How many days of oxygen are left in the tank?

Answer:

Explanation:

(15 days)

Explanation:

Calculation:

$234,480 \div 15,000 = 15.63$ days ## 15 days supply available.

References: NFPA 99, Oxygen Storage and Piping Systems; CHFMs Candidate Handbook - Maintenance and Operations domain.

NEW QUESTION # 53

Which of the following is classified as regulated medical waste by the EPA?

- A. urine-soaked pads
- **B. blood-saturated gauze**
- C. home-use sharps
- D. fluorescent light bulbs

Answer: B

Explanation:

EPA and OSHA define regulated medical waste (RMW) as waste that is saturated or dripping with blood or other potentially infectious materials (OPIM).

B). Blood-saturated gauze (Correct): Meets the definition of RMW.

- A). Fluorescent bulbs: Considered hazardous universal waste (mercury), not RMW.
- C). Urine-soaked pads: Not classified as RMW unless visibly contaminated with blood.
- D). Home-use sharps: Not regulated by EPA as medical waste from households.

References:

EPA Medical Waste Standards.

OSHA Bloodborne Pathogens Standard.

CHFM Candidate Handbook - Hazardous Materials Management (Compliance domain).

NEW QUESTION # 54

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