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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q84-Q89):

NEW QUESTION # 84

Fire doors used within a means of egress shall be

- A. magnetically held open and labeled.
- B. self-closing and positive latching.
- C. metal with vision panels.
- D. self-closing and smoke tight.

Answer: B

Explanation:

NFPA 80 (Standard for Fire Doors and Other Opening Protectives) and NFPA 101 (Life Safety Code) both require that fire doors in a means of egress must be self-closing and equipped with a positive-latching device.

This ensures that the door will automatically return to the closed position and latch securely to prevent fire and smoke from spreading through the egress path.

A: Doors can be held open magnetically only when connected to the fire alarm system, but the essential code requirement is positive latching.

B: Materials and vision panels are not universal requirements.

D: Smoke-tight doors are required in smoke barriers, not all egress fire doors.

References: NFPA 80; NFPA 101, Section 7.2.1.8.

NEW QUESTION # 85

A visual indication that an electrical receptacle is hospital grade is that the receptacle

- A. has a label.
- B. is tamper-resistant.
- C. is red.
- D. has a green dot.

Answer: D

Explanation:

Hospital-grade receptacles, as defined in UL 498 and required under NFPA 99 Health Care Facilities Code, must be marked with a green dot. This identifies receptacles tested for durability, grounding reliability, and retention force.

Red outlets are often tied to emergency power, but that is separate from the "hospital grade" designation.

References: NFPA 99, Chapter 6 (Electrical Systems); UL 498; CHFM Compliance domain.

NEW QUESTION # 86

Which of the following methods could be used to reduce the cost of a service contract without reducing the scope of service?

Implement an in-house first response program.

Increase the frequency of house calls.

Finance the cost of the contract.

Extend the length of the contract.

- A. 2 and 4 only
- B. 1 and 4 only
- C. 2 and 3 only
- D. 1 and 3 only

Answer: B

Explanation:

Cost reduction without reducing service scope can be achieved by:

Implementing an in-house first response program (1): Staff address minor issues before calling the vendor, reducing service calls.

Extending the contract length (4): Vendors often offer reduced rates for long-term contracts.

Increasing house calls (2): Increases cost, not savings.

Financing the contract (3): Impacts payment terms, not cost reduction.

References:

AHA/CHFM Candidate Handbook - Financial Management domain.

ASHE Facilities Management Contracting Guidelines.

NEW QUESTION # 87

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

- A. Remove the motor/machine guard.
- B. Initiate lockout/tagout procedures.

- C. Disconnect the power wiring.
- 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; CHFM Maintenance and Operations domain.

ChatGPT said:

NEW QUESTION # 88

In which type of boiler do the gases of combustion pass through tubes surrounded by water?

- A. water tube
- B. vertical tube
- C. cast iron sectional
- **D. fire tube**

Answer: D

Explanation:

In a fire tube boiler, hot gases of combustion pass through tubes, and water surrounds those tubes, absorbing the heat to create steam or hot water.

Correct: Fire tube (B) - Gases inside tubes, water outside.

Incorrect:

A). Water tube - The reverse: water flows inside the tubes, combustion gases surround them.

C). Vertical tube - Refers to orientation but still a water-tube or fire-tube design.

D). Cast iron sectional - Built from joined cast iron sections, not tubular gas-through-water design.

References:

ASHE/AHA: Healthcare Facility Engineering and Maintenance Study Guide.

CHFM Candidate Handbook - Maintenance and Operations domain: boilers and HVAC systems.

NEW QUESTION # 89

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