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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q29-Q34):

NEW QUESTION # 29

Which of the following is the best description of the purpose of an Environmental Tour as required by TJC?

- A. establishes failures in building systems
- B. ensures compliance with TJC standards
- C. categorizes risk assessments
- D. identifies hazards

Answer: D

Explanation:

The Joint Commission (TJC) requires hospitals to conduct environmental tours (also called Environment of Care rounds) with the primary purpose of identifying hazards to patients, staff, and visitors. While compliance, risk categorization, and system failures may be evaluated, the main focus is proactive hazard identification to reduce safety risks.

References: The Joint Commission, Environment of Care Standards, EC.04.01.01.

NEW QUESTION # 30

For a facility to apply the NFPA 101 (2012 edition) standards correctly, which of the following must first be defined?

- A. occupancy
- B. building deficiencies
- C. type of construction
- D. location

Answer: A

Explanation:

NFPA 101 (Life Safety Code) is structured around occupancy classifications (healthcare, business, assembly, residential, etc.).

Determining the correct occupancy type is the first step because all subsequent requirements—such as egress, fire protection features, and construction criteria—are based on occupancy classification. Construction type, deficiencies, and location are important, but they are addressed only after occupancy is defined.

References: NFPA 101 (2012), Chapters 18/19 (Healthcare Occupancies); CHFM Candidate Handbook - Compliance domain.

NEW QUESTION # 31

Which of the following Environment of Care (EOC) management plans requires inspecting buildings/facilities and grounds to identify hazardous conditions?

- A. Utilities Management
- B. Hazardous Materials Management
- C. Safety and Security Management
- D. Fire Safety Management

Answer: C

Explanation:

The Safety and Security Management Plan under TJC's Environment of Care standards requires healthcare facilities to regularly inspect buildings, facilities, and grounds to identify unsafe conditions and security risks.

C). Safety and Security Management (Correct): Includes hazard surveillance rounds.

A). Utilities Management: Focuses on utility systems operation and maintenance.

B). Hazardous Materials Management: Covers handling/storage/disposal of hazardous substances.

D). Fire Safety Management: Addresses fire protection systems and procedures, not general hazard inspection.

References:

The Joint Commission, Environment of Care Standards (EC.02.01.01).

AHA/CHFM Candidate Handbook - Compliance domain.

NEW QUESTION # 32

The cost to replace an aging chiller should be part of an organization's

- A. operating budget.
- B. depreciation fund.
- C. project fund.
- **D. capital budget.**

Answer: D

Explanation:

Replacement of major building systems (e.g., chillers, boilers, roofs) falls under capital expenditures because these items are large, non-recurring, and add to or extend the life of facility assets. The capital budget accounts for these costs, which are not part of the day-to-day operations budget.

Correct: Capital budget (A) - Covers replacement of major equipment and infrastructure.

Incorrect:

B). Project fund - May finance special projects but not part of standard budgeting categories.

C). Depreciation fund - An accounting mechanism, not typically a direct budget line for replacement.

D). Operating budget - Covers recurring expenses like utilities, maintenance, and repairs, not full replacements.

References:

AHA/ASHE: Health Care Facility Budgeting Guidance.

CHFM Candidate Handbook - Financial Management domain: capital vs. operating budgeting.

NEW QUESTION # 33

An NFPA document using the word "shall" indicates that the item is a

- A. guideline.
- B. recommendation.
- C. performance standard.
- **D. mandate.**

Answer: D

Explanation:

NFPA uses mandatory language to indicate requirements:

"Shall" = mandatory requirement (must comply).

"Should" = advisory or recommended practice.

Therefore, when NFPA states "shall," it represents a mandate.

D). mandate (Correct): Required compliance.

A). recommendation / B. guideline: NFPA uses "should" for recommendations.

C). performance standard: Not the intent of "shall" language.

References:

NFPA Manual of Style for NFPA Technical Committee Documents - Terminology definitions.

NFPA 101: Life Safety Code, Preface and style guide on the use of "shall" and "should." AHA/CHFM Candidate Handbook - Compliance domain (interpretation of NFPA codes).

NEW QUESTION # 34

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