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CHFM Study Guide Q&A 2024

when more than 1 employee works on equipment that must be locked-out in accordance with OSHA regulations, what is an acceptable procedure to follow? - ANS-use a multiple lockout device that allows each individual working on the equipment to apply a personal lock on the energy-isolation device.

what contributes to typical general contractor fees? - ANS-permit and inspection fees, general conditions, site conditions assessment fees.

demand side management (DSM) programs are developed and offered organizations by energy providers to do which of the following during peak service? - ANS-Monitor the demand for energy supplied by the utility.

when developing a preventive maintenance program, a facility manager should ensure that an annual test is conducted on every required battery-powered lighting system. This test should be run for NOT less than: - ANS-30 seconds.

in existing facilities, doors that open onto exit corridors should have 1-3/4 inch solid bonded wood core or be of construction that resists fire for NOT less than: - ANS-90 minutes.

total dissolved solids in a cooling tower are regulated by: - ANS-water temperature.

which contracts requires a schedule of values when negotiating? - ANS-vehicle purchase.

the most appropriate time for equipment training programs for both maintenance staff and user groups is: - ANS-when equipment is failing due to user error.

the Joint Commissions standards require that an organization develop and implement a policy to prohibit smoking except in specified circumstances. The standard is intended to reduce risks of: - ANS-passive smoke to others, fire, and false alarms.

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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q39-Q44):

NEW QUESTION # 39

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

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

Answer: C

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 # 40

A justification for having an institutional standard for a ball valve instead of a gate valve is that ball valves

- A. are easier to inventory.
- B. last longer.
- C. have packing that is easily replaced.
- D. handle higher temperatures.

Answer: A

Explanation:

In healthcare facility maintenance, institutional standards are established to improve consistency, reliability, and efficiency in operations. Ball valves are often chosen over gate valves because they are available in standardized sizes, have fewer variations, and simplify inventory management. This allows facility departments to reduce the number of spare parts stocked and streamline repairs. The CHFM exam reference materials, including ASHE/AHA guidelines, highlight that "ease of inventory control and standardization" is a common justification for selecting one type of valve as a facility standard.

References:

AHA/ASHE: CHFM Exam Review Study Guide - Maintenance and Operations (Valve standardization discussion).

NFPA 99: Health Care Facilities Code - Emphasis on reliable shutoff valves for medical gas and facility piping systems.

CHFM Candidate Handbook - Maintenance and Operations content domain (equipment standardization).

NEW QUESTION # 41

The process of establishing a standard of reference and comparing a business function, activity, product, or enterprise as a whole against that standard is which of the following types of analyses?

- A. performance improvement
- B. continuous quality improvement
- C. benchmarking
- D. performance data

Answer: C

Explanation:

Benchmarking is the structured process of setting a reference standard (internal or external) and comparing an organization's processes, outputs, or outcomes against that standard to identify performance gaps and opportunities for improvement. In CHFMM practice, benchmarking supports administrative decision-making for staffing, service levels, utility performance, and cost metrics by aligning results to recognized peer or industry standards.

References:

American Hospital Association (AHA), CHFMM Candidate Handbook - Administration domain (performance measurement and benchmarking concepts).

ASHE/AHA study resources - Benchmarking methods for healthcare facilities operations.

NEW QUESTION # 42

Which of the following should be considered when determining the simple payback of an energy-saving alternative?

- A. life of the equipment
- B. annual rate of inflation
- C. annual operating cost
- D. replacement cost

Answer: C

Explanation:

The simple payback period is calculated by dividing the initial investment cost by the annual operating savings (reduction in operating cost). It does not consider time value of money, inflation, or full life-cycle costs.

A (Correct): Annual operating cost directly determines the annual savings, which is essential for payback calculation.

B: Inflation is considered in more advanced financial models (e.g., NPV, IRR), not simple payback.

C: Replacement cost is relevant for life-cycle cost analysis, not simple payback.

D: Life of the equipment may determine feasibility but is not part of the basic payback formula.

Reference: CHFMM Candidate Handbook - Financial Management domain.

NEW QUESTION # 43

A high kW demand on a facility electrical consumption report is noted for a one-hour interval. Consumption is less than normal for the same interval. Which of the following could be the cause?

- A. utilizing a generator to load shed
- B. shutdown of a 1,000-ton chiller
- C. equipment restart after a power interruption
- D. high electric heat loads

Answer: C

Explanation:

A demand spike (kW) can occur when multiple large motors or systems restart simultaneously after a power interruption. Although energy consumption (kWh) over the interval may be less, the instantaneous demand registers higher because of inrush currents during restart. This aligns with CHFMM exam energy management principles.

References: NFPA 70; ASHE Energy Management guidelines; CHFMM Candidate Handbook - Maintenance and Operations.

NEW QUESTION # 44

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