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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q44-Q49):

### NEW QUESTION # 44

The following information is available:

Which building has the best overall building condition?

- A. 0
- B. 1
- C. 2
- D. 3

**Answer: D**

Explanation:

To evaluate overall building condition, the Facility Condition Index (FCI) is commonly used.  $FCI = \text{Deferred Maintenance} \div \text{Current Replacement Value}$ . A lower FCI indicates better building condition (less deferred maintenance relative to value).

\* Building 1:  $1,200,000 \div 25,000,000 = 0.048$

\* Building 2:  $200,000 \div 2,500,000 = 0.080$

\* Building 3:  $25,000 \div 600,000 = 0.0417$

\* Building 4:  $900,000 \div 10,000,000 = 0.090$

Building 3 has the lowest FCI (0.0417), which means it has the least deferred maintenance compared to its value and therefore is in the best overall condition.

Incorrect Options:

\* Building 1 (0.048) - Good, but not the lowest.

\* Building 2 (0.080) - Higher FCI means poorer condition.

\* Building 4 (0.090) - Highest FCI of the group.

References:

American Hospital Association (AHA) - CHFM Candidate Handbook: Financial Management domain includes understanding of life-cycle costing, budgeting, and facility condition assessment metrics such as FCI.

ASHE/AHA Guidance: Managing the Facility Portfolio - Defines FCI and its use in capital planning.

CHFM Exam Preparation Guide: Topics include evaluating building condition indices and prioritizing maintenance.

**NEW QUESTION # 45**

In an outpatient clinic classified as a business occupancy, The Joint Commission requires fire drills to be held how often?

- A. every 6 months
- B. **every 12 months**
- C. every 3 months
- D. once a month

**Answer: B**

Explanation:

The Joint Commission (TJC) aligns with NFPA 101: Life Safety Code. For business occupancies (such as outpatient clinics), the requirement is that fire drills be conducted annually (every 12 months).

Quarterly (every 3 months) drills are required for healthcare occupancies (hospitals, nursing care).

Outpatient business occupancies are less stringent.

References:

NFPA 101: Life Safety Code - Business Occupancy section.

The Joint Commission, Environment of Care Standards - Fire drill requirements.

CHFM Candidate Handbook - Compliance domain.

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**NEW QUESTION # 46**

Which of the following techniques are used for predictive maintenance?

vibration monitoring

oil analysis

PM frequency analysis

ultrasound

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

**Answer: B**

Explanation:

Predictive maintenance involves techniques that monitor the condition of equipment to anticipate failure before it occurs. Common predictive techniques include:

Vibration monitoring (1) - Detects imbalance, misalignment, or bearing wear.  
Oil analysis (2) - Identifies contamination, wear particles, or breakdown in lubricants.  
Ultrasound (4) - Detects leaks, arcing, and mechanical friction.  
PM frequency analysis (3) is part of preventive maintenance, not predictive maintenance.  
References:  
ASHE/CHFM Study Guide - Maintenance strategies (preventive vs. predictive).  
AHA/CHFM Candidate Handbook - Maintenance and Operations domain.

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#### NEW QUESTION # 47

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

#### Answer: D

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 CHFM exam energy management principles.

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

#### NEW QUESTION # 48

Which of the following Environment of Care (EOC) Standards requires facilities to reduce the potential for organization-acquired illnesses from waterborne pathogens?

- A. Utilities Management
- B. Medical Equipment Management
- C. Hazardous Materials and Waste Management
- D. Safety Management

#### Answer: A

Explanation:

The Utilities Management standard under The Joint Commission's Environment of Care requires healthcare organizations to manage utility systems-including water supply systems-to reduce the risk of healthcare-associated infections caused by waterborne pathogens such as Legionella. This includes monitoring, maintenance, and water management programs.

B: Safety Management deals with physical and occupational safety.

C: Medical Equipment Management relates to device safety and maintenance.

D: Hazardous Materials and Waste Management applies to chemical and biological waste handling, not waterborne pathogens.

References: The Joint Commission, Comprehensive Accreditation Manual for Hospitals, Environment of Care Standards, EC.02.05.01.

#### NEW QUESTION # 49

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