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## CHFM Exam 2025 Questions and Answers 100% Pass

Which of the following should happen when an automatic fire sprinkler system in an occupied hospital is out of service more than 10 hours in a 24 hour period?

- A. The Authority Having Jurisdiction (AHJ) shall be notified and a hospital wide announcement shall be made.
- B. The Authority Having Jurisdiction (AHJ) shall be notified and a fire watch shall be put into action.
- C. The hospital insurance company shall be notified.
- D. The fire department shall be notified. - ✓✓B. The Authority Having Jurisdiction shall be notified and a fire watch shall be put in place by the hospital whenever an occupied portion of the hospital's automatic fire sprinkler system is out of service for more than 10 hours. The hospital should also notify its insurance provider.

(NFPA 25 2011 Edition 15.5.2 (4))

ISO 9001 is what kind of system?

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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q16-Q21):

### NEW QUESTION # 16

The occupants of a building wing complain of nausea, dizziness, or drowsiness. Which of the following is the most likely cause?

- A. medical gas leak
- B. mercury spill
- C. insufficient outside air
- D. humidity levels

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Symptoms such as nausea, dizziness, headaches, and drowsiness are commonly associated with poor indoor air quality (IAQ). The most likely cause in this case is insufficient outside air ventilation, which allows buildup of carbon dioxide and other indoor contaminants.

\* Correct Answer (C. insufficient outside air): According to ASHRAE Standard 62.1 (Ventilation for Acceptable Indoor Air Quality) and referenced in NFPA 99 Health Care Facilities Code, inadequate outside air results in occupant discomfort and health complaints known as "sick building syndrome."

\* Incorrect Options:

\* A. mercury spill: Causes more acute, localized toxic exposure symptoms; less likely across an entire wing unless a large spill occurred (and it would be unusual in general occupancy areas).

\* B. humidity levels: Low or high humidity can cause discomfort, but not typically dizziness or drowsiness.

\* D. medical gas leak: Could cause similar symptoms depending on the gas, but would typically trigger alarms and affect specific zones tied to gas lines, not general wing-wide complaints.

Relevance to CHFM:

This question relates to the Compliance and Maintenance & Operations domains. CHFM professionals must ensure compliance with ventilation codes (ASHRAE 62.1, NFPA 99, Joint Commission EC standards) and manage HVAC systems to maintain proper indoor air quality, protecting patient and staff health.

### NEW QUESTION # 17

The Safe Medical Device Act of 1990 requires reporting of incidents involving a medical device when which of the following occurs?

- A. inappropriate application of the device
- B. major breakdown
- C. recall
- D. death or injury

**Answer: D**

Explanation:

The Safe Medical Device Act (SMDA) of 1990 requires healthcare facilities to report to the FDA and the manufacturer when a device is suspected of causing or contributing to death or serious injury.

C). death or injury (Correct): Specifically mandated under SMDA.

A). inappropriate application: A usage issue, not a reporting trigger.

B). recall: Issued by the FDA/manufacturer, not the facility's reporting obligation.

D). major breakdown: Requires service but not mandatory reporting.

References:

Safe Medical Device Act of 1990, Public Law 101-629.

FDA Medical Device Reporting (MDR) requirements.

CHFM Candidate Handbook - Compliance domain.

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### NEW QUESTION # 18

Which of the following are requirements of a medical equipment management plan?  
problem, failure, or user error data collection  
a computerized equipment inventory  
performance standards  
an annual plan review

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

**Answer: A**

Explanation:

A medical equipment management plan must include:

Problem/failure/user error data collection for trending and corrective action.

Performance standards to ensure safe and reliable operation.

Annual review of the plan to maintain compliance and effectiveness.

A computerized inventory system is a useful tool but not mandated by The Joint Commission or CMS; paper-based systems may still be acceptable if compliant.

References: The Joint Commission, Comprehensive Accreditation Manual for Hospitals, EC.02.04.01; AHA /ASHE CHFM Handbook - Administration domain.

### NEW QUESTION # 19

A diesel emergency generator is rated at 500 KVA. When the generator is tested, the load on it is 220 KVA.  
According to the NFPA, the MINIMUM testing requirements are to run the unit

- A. annually with supplemental loads for 2 hours.
- B. annually with supplemental loads for 30 minutes.
- C. monthly until the water temperature and oil pressure have stabilized.
- D. monthly under load for 30 minutes.

**Answer: C**

Explanation:

NFPA 110 (Standard for Emergency and Standby Power Systems) requires that emergency generators be tested monthly under load. If the available load is less than 30% of the generator's nameplate rating, the test may be conducted until operating parameters (water temperature, oil pressure) stabilize. For longer durations, supplemental loading or load bank testing applies, but the minimum standard is monthly operation until systems stabilize.

Reference: NFPA 110 (2010), Section 8.4.2.

### NEW QUESTION # 20

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 # 21

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