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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q89-Q94):

### NEW QUESTION # 89

Which of the following are used to establish a salary range for a new job category?

market salary analysis  
candidate qualifications  
review of internal equity  
job description

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

**Answer: A**

Explanation:

Salary ranges are determined by job requirements and market benchmarks, not individual candidate qualifications. Key factors are: Market salary analysis (1).

Internal equity review (3).

Job description (4).

Candidate qualifications (2) affect where within the salary range an individual may be placed, but not the establishment of the range itself.

References:

AHA/CHFM Candidate Handbook - Administration domain (Human Resources).

ASHE Management Guidelines.

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### NEW QUESTION # 90

Which scenario is best for managing an inventory of repair parts?

- A. Purchase one spare part in inventory for each part in use.
- **B. Purchase one spare part in inventory for all patient equipment parts in use.**
- C. Purchase critical spare parts from suppliers on an annual basis.
- D. Purchase spare parts from suppliers as replacements are needed.

**Answer: B**

Explanation:

Best practice in healthcare facilities management is to keep one critical spare part for each unique piece of patient-care equipment (not for every unit). This approach balances patient safety and risk mitigation while avoiding excessive storage costs.

A: "As needed" creates downtime risk.

B: Annual bulk purchase may leave gaps in urgent needs.

D: One-for-one spares is excessive, costly, and impractical.

References: ASHE/AHA CHFM study guide - Maintenance and Operations; The Joint Commission EOC standards.

### NEW QUESTION # 91

The operations and maintenance department budget is to be developed for the next fiscal year based on the first 5 months of actual costs for the current fiscal year. Which of the following formulas should be used to forecast the next fiscal year's budget, assuming no adjustments for inflation?

- A. most recent month actual  $\times$  12
- **B. current 5-month actual  $\times$  12/5**
- C. 2 most recent months' actual  $\times$  6
- D. current 5-month actual  $\times$  5/12

**Answer: B**

Explanation:

Budget forecasting based on partial-year actuals uses the annualization formula:

Annual Forecast

=

Actual Costs for Months

Number of Months

$\times$

12

Annual Forecast=

Number of Months

Actual Costs for Months

$\times$ 12

For 5 months of data, the multiplier is 12/5.

Correct (D): current 5-month actual  $\times$  12/5.

Incorrect:

(A)  $\times$  5/12 would shrink the budget, not project it.

(B) Uses only one month, not representative.

(C) Uses only 2 months, less reliable.

References:

AHA/CHFM Candidate Handbook - Financial Management domain (budget preparation and forecasting).

ASHE Financial Management training modules - Forecasting annual budgets from partial-year actuals.

**NEW QUESTION # 92**

Which of the following building fire alarm system components is required to be tested quarterly?

- A. supervisory signal devices
- B. duct detectors
- C. door electromechanical releasing devices
- **D. water flow devices**

**Answer: D**

Explanation:

According to NFPA 72: National Fire Alarm and Signaling Code, the following frequencies apply:

Waterflow devices (D): Must be tested quarterly.

Supervisory signal devices: Semiannual testing.

Duct detectors and door holders: Tested annually.

Thus, only water flow devices require quarterly testing.

References:

NFPA 72: National Fire Alarm and Signaling Code, Table 14.4.3.2.

The Joint Commission, Environment of Care Standards - Fire alarm system maintenance/testing.

CHFM Candidate Handbook - Compliance domain.

**NEW QUESTION # 93**

A measured carbon dioxide level of 1,500 ppm in an area of a facility may indicate

- A. air exchange rates are within design.
- B. humidity/dewpoint problems.
- C. vehicular exhaust entering the area.
- **D. lack of outside air.**

**Answer: D**

Explanation:

Acceptable indoor CO# concentrations in healthcare facilities are generally expected to remain below 1,000 ppm, as recommended by ASHRAE Standard 62.1 (Ventilation for Acceptable Indoor Air Quality). A reading of 1,500 ppm typically signals inadequate ventilation and insufficient outside air being introduced into the space. This is a direct indicator of poor dilution of indoor contaminants.

Correct: Lack of outside air (C) - High CO# concentrations are directly linked to reduced outside air supply.

Incorrect:

A). Within design - Not correct, since 1,500 ppm exceeds design thresholds.

B). Vehicular exhaust - Would raise CO and NOx levels, not primarily CO#.

D). Humidity/dewpoint - Unrelated to CO# measurement.

References:

ASHRAE 62.1: Ventilation for Acceptable Indoor Air Quality.

CHFM Candidate Handbook - Maintenance and Operations domain: ventilation standards.

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**NEW QUESTION # 94**

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