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Medical Professional Certified Healthcare Facility Manager (CHFM)

certification exam Sample Questions (Q27-Q32):

NEW QUESTION # 27

The following information is available:

	Building 1	Building 2	Building 3	Building 4
Deferred Maintenance	\$1,200,000	\$200,000	\$25,000	\$900,000
Replacement Cost	\$25,000,000	\$2,500,000	\$600,000	\$10,000,000

Which building has the best overall building condition?

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

Answer: A

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 # 28

When a motor malfunctions on an air handler, what is the first step to be taken in the replacement of the motor?

- A. Megger the motor windings.
- B. Initiate lockout/tagout procedures.
- C. Remove the motor/machine guard.
- D. Disconnect the power wiring.

Answer: B

Explanation:

Before performing any work on electrical or mechanical equipment, OSHA and NFPA 70E require lockout /tagout (LOTO) procedures to isolate energy sources. This ensures the safety of workers and prevents accidental energization. Only after lockout/tagout can guards be removed, wiring disconnected, or diagnostic tests performed.

References: OSHA 29 CFR 1910.147; NFPA 70E Standard for Electrical Safety in the Workplace; CHFM Maintenance and Operations domain.

ChatGPT said:

NEW QUESTION # 29

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

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

Answer: C

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 # 30

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

Answer: D

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 # 31

Which of the following are likely to be included in the operations and maintenance operating budget?

training for mechanics

building improvements

utilities

vehicle repairs

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

Answer: C

Explanation:

The operations and maintenance (OandM) operating budget includes recurring expenses needed to run the facility: labor, staff training, utilities, and equipment/vehicle repairs. Capital improvements such as major building upgrades are typically not part of the operating budget; they belong in the capital budget.

Correct: Training (1), Utilities (3), and Vehicle repairs (4) are OandM operating costs.

Incorrect: Building improvements (2) are capital budget items.

References:

NEW QUESTION # 32

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