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## Medical Professional Certified Healthcare Facility Manager (CHF M) certification exam Sample Questions (Q83-Q88):

### NEW QUESTION # 83

Which of the following is the best description of the purpose of an Environmental Tour as required by TJC?

- A. establishes failures in building systems
- B. ensures compliance with TJC standards
- C. identifies hazards
- D. categorizes risk assessments

**Answer: C**

Explanation:

The Joint Commission (TJC) requires hospitals to conduct environmental tours (also called Environment of Care rounds) with the primary purpose of identifying hazards to patients, staff, and visitors. While compliance, risk categorization, and system failures may be evaluated, the main focus is proactive hazard identification to reduce safety risks.

References: The Joint Commission, Environment of Care Standards, EC.04.01.01.

**NEW QUESTION # 84**

Which of the following items are allowed to remain in the corridor in an inpatient care area?

- A. work stations on wheels (WOWs)
- B. recycle bins
- C. crash carts
- D. laundry hampers

**Answer: C**

Explanation:

According to NFPA 101 Life Safety Code and CMS/TJC corridor obstruction guidance, only certain items deemed essential for immediate patient care may be left unattended in inpatient care corridors. Crash carts are specifically allowed because they are emergency life-saving equipment. Other items, such as hampers, WOWs, and bins, are considered obstructions and must be removed when not in active use.

References:

NFPA 101: Life Safety Code (2012, 2018 editions) - Corridor width and obstruction allowances.

The Joint Commission: Environment of Care Standards - Corridor equipment restrictions.

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**NEW QUESTION # 85**

A facility manager wants to communicate to leadership the need to replace an old boiler. What is the most critical piece of information that is needed to support the capital budget request?

- A. time frame for replacing the boiler
- B. the size of the existing boiler
- C. the annual cost to maintain the new boiler
- D. the ROI for replacing the boiler

**Answer: D**

Explanation:

Leadership requires a business case to justify capital expenditures. The Return on Investment (ROI) demonstrates cost savings, efficiency, and risk reduction benefits of replacing the boiler, making it the most critical piece of information. Size, maintenance cost, or timeline support the request, but ROI is decisive for approval.

References: CHFPM Handbook - Financial Management, capital budgeting principles.

**NEW QUESTION # 86**

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: 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 # 87

How many emergency management disaster drills are required per year in a healthcare occupancy?

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

**Answer: A**

Explanation:

Federal and accreditor requirements establish two emergency exercises per year for hospitals: one full-scale community-based (or facility-based if community-based is not available) and a second exercise (which may be a second full-scale or an exercise such as a tabletop). Real events may be used to meet one of the required exercises when criteria are met.

References:

Centers for Medicare and Medicaid Services (CMS), Emergency Preparedness Rule - State Operations Manual, Appendix Z (Hospitals) - annual exercise requirements.

The Joint Commission, Emergency Management (EM) standards - requirement for two emergency exercises annually.

AHA/CHFM Exam Content Outline - Compliance domain (emergency management requirements).

### NEW QUESTION # 88

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