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## Medical Professional CHFM

Certified Healthcare Facility Manager (CHFM) certification  
exam

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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q102-Q107):

### NEW QUESTION # 102

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

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

#### 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 # 103

The initial cost of installing a building automation system is primarily a function of the

- A. technology employed within the system
- B. gross sq. ft. of the facility.
- C. specific vendor selected.
- D. number of data points monitored or controlled.

#### Answer: D

Explanation:

Building automation system (BAS) costs are based largely on the number of control points (sensors, outputs, and monitored parameters) that must be integrated. The cost is driven by how many signals must be tracked, rather than just the square footage or vendor.

A: Gross square footage can influence scope, but cost scales with monitored points.

B: Vendor may affect pricing, but primary cost driver is point count.

C: Technology choice matters, but the quantity of control points is more significant.

Reference: ASHE/AHA CHFM study materials - Planning, Design, and Construction.

### NEW QUESTION # 104

If a boiler combustion efficiency test indicates 22% excess oxygen at mid-firing rate, which of the following adjustments should be made?

- A. No adjustment is necessary.
- B. Shift to steam atomization.
- C. Increase the nozzle air pressure.
- D. Increase the fuel pressure.

#### Answer: D

Explanation:

22% excess oxygen is far higher than normal (typical excess O# is 3-6%). This means there is too much air compared to fuel, causing inefficiency.

The corrective action is to increase fuel pressure, which reduces excess oxygen by balancing the air-fuel ratio.

D). Increase the fuel pressure (Correct): Restores optimal combustion balance.

- A). Steam atomization: Not relevant unless using certain oil burners.
- B). Increase nozzle air pressure: Would worsen the excess O<sub>2</sub> condition.
- C). No adjustment necessary: Incorrect because efficiency is compromised.

References:

- ASME Boiler and Pressure Vessel Code.
- ASHE/CHFM Study Guide - Boiler efficiency and combustion control.
- NFPA 85: Boiler and Combustion Systems Hazards Code.

#### NEW QUESTION # 105

Which of the following must be considered at the schematic design stage?

- A. egress requirements
- B. lighting fixtures
- C. equipment specifications
- D. general conditions

**Answer: A**

Explanation:

In the schematic design phase, the design team establishes overall building configuration, circulation, and code-driven life safety concepts, including means of egress. Life Safety Code requirements (occupant loads, exit access, number and arrangement of exits, travel distances) are fundamental constraints that shape the plan early; they must be set before moving into design development where specific fixtures and detailed equipment specifications are finalized. Contract "general conditions" are part of procurement/contract documents later, not schematic design.

References:

AIA, Architect's Handbook of Professional Practice (Programming and Schematic Design-code and egress framework).

NFPA 101, Life Safety Code (fundamentals of means of egress).

AHA/ASHE CHFM Study Resources - Planning, Design, and Construction domain.

#### NEW QUESTION # 106

The time that materials or assemblies have withstood a fire exposure, as established in accordance with test procedures of NFPA 251, is referred to as the

- A. flame spread rating
- B. fire protection rating
- C. fire assembly rating
- D. fire resistance rating

**Answer: D**

Explanation:

According to NFPA 251 (Standard Methods of Tests of Fire Resistance of Building Construction and Materials), once a material or assembly is tested and a measure of time is obtained, that result is defined as the fire resistance rating. This rating expresses the duration that a building element can withstand a standardized fire exposure while maintaining structural integrity.

\* Correct Answer (B. fire resistance rating): NFPA 251 specifically defines this as the time result from fire exposure testing. It applies to walls, floors, and structural assemblies.

\* Incorrect Options:

\* A. flame spread rating: This measures only the surface burning characteristics of materials, determined using ASTM E84 or UL 723, not the endurance of an entire assembly.

\* C. fire assembly rating: This is not an officially recognized NFPA term; the proper terminology is fire resistance rating.

\* D. fire protection rating: This applies to opening protectives such as doors, windows, or shutters, which are tested using NFPA 252 or NFPA 257, not NFPA 251. Fire protection ratings are distinct from fire resistance ratings, since they do not measure full structural endurance.

Relevance to CHFM Compliance Domain:

The Certified Health Care Facility Manager (CHFM) exam includes compliance with fire and life safety codes under its "Compliance" content area. The CHFM Candidate Handbook emphasizes the requirement to understand and apply NFPA standards in healthcare facilities, ensuring compliance with regulatory fire safety measures such as those defined in NFPA 251.

References:

NFPA 251: Standard Methods of Tests of Fire Resistance of Building Construction and Materials - Definition of "fire resistance

rating." NFPA: Fire-Protection Ratings and Fire-Resistance Ratings- What's the Difference? - Clarification between assemblies (fire resistance) and openings (fire protection).

NFPA: Construction Types and Material Combustibility - Explanation of flame spread index under ASTM E84/UL 723.

American Hospital Association (AHA), CHFM Candidate Handbook - Exam Content Outline, Compliance domain, which includes NFPA fire safety requirements.

## NEW QUESTION # 107

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