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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q18-Q23):

NEW QUESTION # 18

After a recent lighting retrofit, the measured load on the affected lighting panel is 110 amps at 277 volts. The load is constant for 100 hours each week. Assuming the power factor to be 1, what is the annual energy consumption in kWh?

- A. 1,584.44
- B. 15,844,400

Step-by-Step Calculation:

Power (kW) = Volts × Amps ÷ 1000 = $277 \times 110 \div 1000 = 30.47$ kW

Weekly consumption = $30.47 \times 100 \text{ hr} = 3,047$ kWh/week

Annual consumption = $3,047 \times 52 = 158,444$ kWh/year

- C. 15,844.4
- D. 158,444

Answer: D

Explanation:

The correct calculation shows an annual energy consumption of 158,444 kWh. Smaller values (A and B) underestimate by factor of 10, while D overestimates by factor of 100.

References: NFPA 70; ASHE Energy Management Guidelines; CHFM Financial Management domain.

ChatGPT said:

NEW QUESTION # 19

A hospital will purchase builder risk insurance to address which of the following?

- A. payment to subcontractors in the event the prime contractor fails to pay subcontractors
- B. replacement or repair value of a damaged structure
- C. liability caused by general contractor default
- D. medical costs in the event a worker gets hurt on a construction site

Answer: B

Explanation:

Builder's risk insurance is first-party property insurance that covers physical loss to the work under construction, including the replacement or repair value of a structure and materials during the construction period. It does not provide workers' compensation (A), payment bond protection for subcontractors (B), or performance/contractor default liability (D). Those are separate coverages (workers' comp, payment bond, performance bond).

References:

AIA A201 General Conditions; AIA Insurance and Bonds exhibits (scope of builder's risk).

AHA/ASHE CHFM Study Resources - Construction risk and insurance basics.

NEW QUESTION # 20

A facilities department's annual expense budget is \$5,000,000. The actual expenses for the first 4 months were \$500,000, \$650,000, \$700,000, and \$450,000. What is the monthly spending average required to maintain the original annual budget expectations?

- A. \$337,500
- B. \$416,667
- C. \$350,000
- D. \$500,000

Step-by-Step Calculation:

Total spent first 4 months = $500,000 + 650,000 + 700,000 + 450,000 = \$2,300,000$.

Remaining budget = $\$5,000,000 - \$2,300,000 = \$2,700,000$.

Remaining months = $12 - 4 = 8$ months.

Required monthly average = $\$2,700,000 \div 8 = \$337,500$.

Answer: A

Explanation:

To stay within the \$5,000,000 annual budget, the facilities department must reduce monthly spending to \$337,500 for the remaining 8 months.

Reference: CHFM Candidate Handbook - Financial Management domain, budgeting and forecasting.

NEW QUESTION # 21

A code compliant, medical gas storage room contains a large number of different compressed gases. The gases are in 25 cu. ft. cylinders and in 250 cu. ft. cylinders. All cylinders are full. The Safety Officer completed a cylinder storage audit and discovered the room was over the maximum amount of compressed gas cylinders allowed by 140 cu. ft. Which of the following is the minimum number of 25 cu. ft. cylinders that must be removed to make the storage room code compliant?

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

Answer: C

Explanation:

Overage = 140 cu. ft.

Each small cylinder = 25 cu. ft.

$140 \div 25 = 5.6$ # minimum 6 needed if rounding up. However, since the question asks for the minimum number to remove to get below the limit, removing 5 cylinders = 125 cu. ft. would still leave 15 cu. ft. over the limit. Therefore, 6 cylinders must be removed.

Correct answer = C (6), not B.

References: NFPA 99 (Health Care Facilities Code), Chapter on Medical Gas Systems.

NEW QUESTION # 22

According to Appendix A for CMS 482.41(c)(2), a facility manager can meet the regulatory requirements for elevator equipment management by documenting inspection, testing, and

- A. repairs.
- B. cleaning.
- C. recalls.
- **D. maintenance.**

Answer: D

Explanation:

CMS Condition of Participation 482.41(c)(2) requires hospitals to ensure that elevator equipment is routinely inspected, tested, and maintained. Appendix A to this regulation clarifies that documentation of these three elements demonstrates compliance.

Correct (C): Maintenance - Inspections and testing alone are insufficient; ongoing maintenance must be documented.

Incorrect:

A). recalls: Not part of CMS 482.41(c)(2).

B). cleaning: While important, cleaning is not listed as a compliance requirement.

D). repairs: Only performed when problems are found; maintenance is the proactive required element.

References:

CMS State Operations Manual, Appendix A - Interpretive Guidelines for 42 CFR 482.41(c)(2).

AHA/CHFM Candidate Handbook - Compliance domain references to CMS physical environment regulations.

NEW QUESTION # 23

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