Exam : **CHFM**

Title : Certified Health Care Facility Manager (CHFM)

Version : DEMO

1.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. the size of the existing boiler
B. the annual cost to maintain the new boiler
C. time frame for replacing the 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: CHFM Handbook – Financial Management, capital budgeting principles.

2.Which of the following are used to establish a salary range for a new job category?
1) market salary analysis
2) candidate qualifications
3) review of internal equity
4) job description
A. 1, 2, and 3 only
B. 1, 2, and 4 only
C. 1, 3, and 4 only
D. 2, 3, and 4 only
Answer: C
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.

3.A justification for having an institutional standard for a ball valve instead of a gate valve is that ball valves
A. handle higher temperatures.
B. last longer.
C. are easier to inventory.
D. have packing that is easily replaced.
Answer: C
Explanation:

In healthcare facility maintenance, institutional standards are established to improve consistency, reliability, and efficiency in operations. Ball valves are often chosen over gate valves because they are available in standardized sizes, have fewer variations, and simplify inventory management. This allows facility departments to reduce the number of spare parts stocked and streamline repairs. The CHFM exam reference materials, including ASHE/AHA guidelines, highlight that “ease of inventory control and standardization” is a common justification for selecting one type of valve as a facility standard.
References:
AHA/ASHE: CHFM Exam Review Study Guide – Maintenance and Operations (Valve standardization discussion).
NFPA 99: Health Care Facilities Code – Emphasis on reliable shutoff valves for medical gas and facility piping systems.
CHFM Candidate Handbook – Maintenance and Operations content domain (equipment standardization).

4.Regulations governing medical gas and vacuum systems are covered under which of the following NFPA codes?
A. 70
B. 99
C. 101
D. 110
Answer: B
Explanation:
NFPA 99, Health Care Facilities Code, sets the requirements for medical gas and vacuum systems, including design, installation, testing, and maintenance (in recent editions, see the chapter dedicated to Gas and Vacuum Systems). It also addresses source equipment, piping, alarms, and verification procedures used in patient care spaces.
References:
NFPA 99, Health Care Facilities Code (Gas and Vacuum Systems chapter).
American Hospital Association (AHA), CHFM Candidate Handbook – Compliance domain (medical gas /vacuum system codes).

5.Which of the following are likely to be included in the operations and maintenance operating budget?
1) training for mechanics
2) building improvements
3) utilities
4) vehicle repairs
A. 1, 2, and 3 only
B. 1, 2, and 4 only
C. 1, 3, and 4 only
D. 2, 3, 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:
AHA/ASHE: Health Facility Management – Finance and Budgeting Guidance.
CHFM Candidate Handbook – Financial Management domain.