

## Installation of ground supported equipment and appliances outdoors

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**Code reference:** 2023 Oregon Residential Specialty Code (ORSC) – Sections M1307.2, M1305.1.3, M1308.3

**Date:** August 2025

**Subject:** Outdoor equipment and appliances supported on a pad

### Questions:

1. ORSC Section M1307.2 requires that appliances designed to be in a fixed position be fastened or anchored in a manner approved by the building official. Does this section apply to outdoor ground-supported HVAC equipment, such as heat pumps and air-conditioning condensing units?
2. Are ground supported outdoor appliances and equipment required to be seismically supported and anchored per Oregon Mechanical Specialty Code (OMSC) Section 301.15?

### Answers:

1. No, ORSC Section M1307.2 applies to appliances located inside and/or mounted to the regulated structure. A foundation/supporting pad is required under ORSC Sections M1308.3 and M1305.1.3.1, but equipment is not required to be affixed to the pad unless **required** by the manufacturer's installation instructions.
2. No, OMSC Section 301.15 applies to appliances and equipment within or attached to the structure, not to ground-supported outdoor mechanical systems supported independently of the structure.

### Analysis:

ORSC Section M1307 is relative to appliances installed within the regulated structure. For equipment, this section is unclear if it applies once ORSC Sections M1308.3 and M1305.1.1 are considered. ORSC Section M1308.3 has more specific language for outdoor *mechanical systems*, and per ORSC Section R102.1, would be applied over the general requirements under Section M1307.

By definition, a *mechanical system* is “a system specifically addressed and regulated in this code and composed of components, devices, *appliances* and *equipment*.” ORSC Section M1305.1.3.1 repeats the ORSC Section M1308.3 requirements for clearance above grade. Both sections note that the equipment must be supported, but not attached to the support.

The ORSC mechanical sections do not have guidance on application of seismic loads. Looking to OMSC Section 301.15 for seismic resistance, this section points to the Oregon Structural Specialty Code (OSSC), leading to Section 1613.1 of the OSSC, whose scope is limited to nonstructural components that are permanently attached to structures. Neither the ORSC, OMSC Section 301.15, nor OSSC Section 1613.1 apply to outdoor mechanical equipment that is supported independently of the regulated structure.

**Contact:** Visit the division website to [contact a building code specialist](#).