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# SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

## RULE 2305 – WAREHOUSE INDIRECT SOURCE RULE

WAREHOUSE ACTIONS AND INVESTMENTS TO  
REDUCE EMISSIONS (WAIRE) PROGRAM OVERVIEW

WAIRE COMPLIANCE TRAINING VIDEO #1

# PURPOSE AND APPLICABILITY

## Purpose

- Reduce local and regional smog-forming emissions associated with warehouses and the mobile sources attracted to warehouses
- Assist in meeting state and federal air quality standards for ozone and fine particulate matter
- Reduce public health impacts for communities located near warehouses

## Applicability

- Applies to owners and operators of warehouses greater than or equal to 100,000 square feet of indoor floor space in a single building

# OVERVIEW OF RULE 2305

## Applicability

- Owners and operators of warehouses  $\geq 100,000$  sf
- Owners are only subject to reporting, but they can voluntarily earn points

## Phase-In

- Starting January 1<sup>st</sup>, 2022 warehouses introduced into program over 3 years
- Largest are first
- Once in, stringency increases over 3 years

## Requirements

### Annually Earn WAIRE Points

*Warehouse Actions and Investments to Reduce Emissions (WAIRE) Menu*

*Mitigation Fee*

*Custom WAIRE Plan*

*Limited transferring/banking with early or over-compliance*

Funds projects in communities near warehouses that paid the mitigation fee

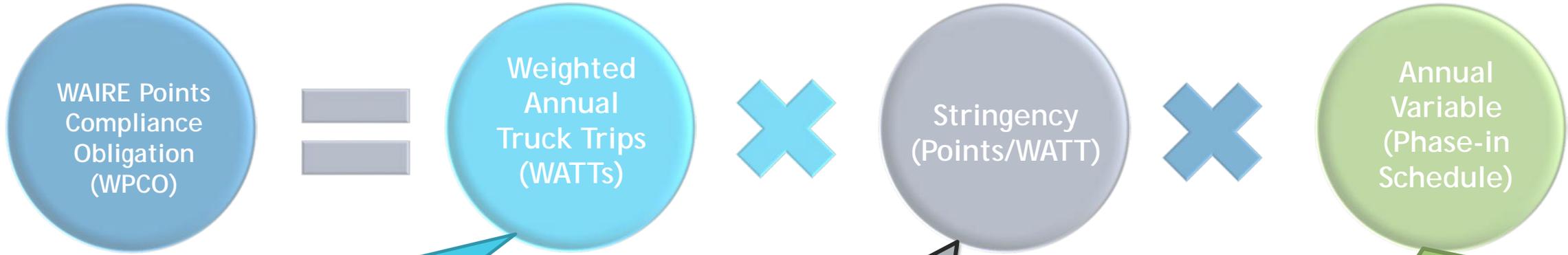
### Reporting

*Warehouse Operations Notification*

*Initial Site Information Report*

*Annual WAIRE Report*

# WAIRE POINTS COMPLIANCE OBLIGATION (WPCO)



WATTs = [Class 2b to 7 truck trips]  
+  
[2.5 × Class 8 truck trips]

**0.0025 Points/WATT**  
(Phased in over 3 years)

Annual WAIRE Report Year*	Annual Variable		
	Phase 1	Phase 2	Phase 3
2022	0.33	0	0
2023	0.67	0.33	0
2024	1.0	0.67	0.33
2025	1.0	1.0	0.67
2026 and beyond	1.0	1.0	1.0

\*This is the compliance period for which a warehouse operator is first required to submit its Annual WAIRE Report. 4

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# WAIRE MENU INCLUDES MANY OPTIONS

## WAIRE Menu Item

Acquire ZE/NZE Trucks

Visit from ZE/NZE Truck

Acquire ZE Yard Truck

Use ZE Yard Truck

Install Onsite ZE Charging or Fueling Infrastructure

Use Onsite ZE Charging or Fueling Infrastructure

Install and Energize Onsite Solar Panels

Use Onsite Solar Panels

Install or Replace Air Filters for Sensitive Receptors



>1,200 NZE trucks funded by South Coast AQMD since 2017

>200 warehouses already have solar



# OTHER METHODS OF EARNING OR OBTAINING POINTS

## Custom WAIRE Plan

A warehouse operator can apply to develop and implement a site-specific Custom WAIRE Plan for actions that are not on the WAIRE Menu

## Mitigation Fee

A warehouse operator can pay a mitigation fee of \$1,000 per WAIRE Point

## Transfer/Banked Points

### Limited Transfers

1. Excess WAIRE Points transferred to a warehouse under the same operator
2. WAIRE Points transferred between a warehouse owner and operator
3. Excess WAIRE Points banked for future use at that site

❖ Warehouse operators can mix and match ways to obtain WAIRE Points to meet their WPCO.

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# WAIRE PROGRAM REPORTING OVERVIEW

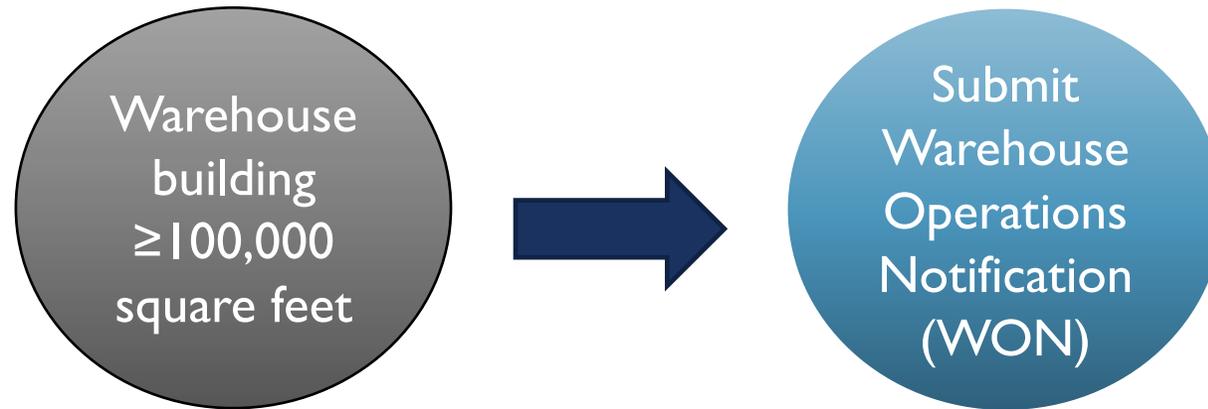
Phase	Warehouse Size (Square Feet)	Warehouse Operations Notification* (WON) Due Date	Initial Site Information Report (ISIR) (One-Time)		Annual WAIRE Report (AWR)	
			Reporting Period	Due Date	1 <sup>st</sup> Compliance Period	1 <sup>st</sup> Due Date****
1	≥250,000	September 1, 2021**	Now – June 2022	July 1, 2022	January 1, 2022 – December 31, 2022	January 31, 2023
2	≥ 150,000 - <250,000		June 1, 2022 – May 31, 2023	July 1, 2023	January 1, 2023 – December 31, 2023	January 31, 2024
3	≥100,000 - <150,000		June 1, 2023 – May 31, 2024	July 1, 2024	January 1, 2024 – December 31, 2024	January 31, 2025

\*Warehouse Operations Notification is the only required reporting obligation for warehouse owners under Rule 2305

\*\*Or within 14 days of operator change or 30 days after renovation that changes the square footage

\*\*\*If the warehouse operator vacates the warehouse during the compliance period the AWR is due the date the operator leaves

# REPORTING - WAREHOUSE OWNERS



Submit online  
through WAIRE POP

Warehouse Operations Notification (WON) include the following:

- Warehouse size and area that may be used for warehousing activity
- Warehouse lessee's name(s) and contact information
- Lease start and end dates
- Previous warehouse operator(s) information
- Square footage used by the warehouse owner for warehousing activities

# REPORTING - WAREHOUSE OPERATORS



## Initial Site Information Report (ISIR)

- Warehouse size and area
- Truck trips in the previous 12-month period
- Number of truck trips anticipated
- Anticipated action to meet WPCO
- Details on potential onsite equipment

## Annual WAIRE Report (AWR)

- Truck trips for the compliance period
- Number of WAIRE Points earned for each action
- Associated metrics used for the WAIRE Menu actions used to earn WAIRE Points

# EXEMPTIONS\*



Warehouse operators who cannot use more than 50,000 sq. ft. of a warehouse that is larger than 100,000 square feet



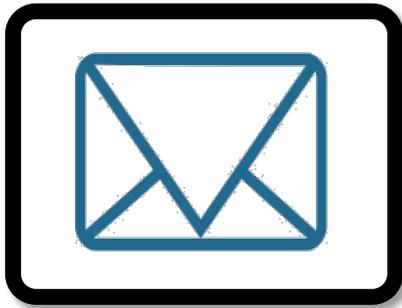
Low use (WPCO <10)



Unforeseen circumstances (e.g., manufacturer defects)

\*Warehouse operators are still subject to the applicable reporting requirements; Refer to Rule 2305 (g) for details

# QUESTIONS?



[waire-program@aqmd.gov](mailto:waire-program@aqmd.gov)



(909) 396-3140



[www.aqmd.gov/waire](http://www.aqmd.gov/waire)



[www.aqmd.gov/sign-up](http://www.aqmd.gov/sign-up) → WAIRE Program Compliance

# WAIRE USER CALCULATOR DEMO

User Inputs				WAIRE Menu Action	Units	User Input	Resulting Points
Stringency (Point/WATT) <sup>1</sup>	0.0025			Mitigation Fee	\$		0
Warehouse Size (square feet)				NZE Class 8 Truck Visits	# of Annual Visits		0
Class 8 Truck Visits <sup>2</sup>		Daily Visits		NZE Class 8 Truck Acquisitions	# of Trucks		0
Class 2b-7 Truck Visits <sup>2</sup>		Daily Visits		ZE Class 8 Truck Visits	# of Annual Visits		0
<sup>1</sup> The proposed final stringency of rule 2305 is 0.0025 WAIRE Points per WATT.				ZE Class 8 Truck Acquisitions	# of Trucks		0
<sup>2</sup> Select Visits type from the drop down menu, (Cells D4 & D5)				NZE Class 4-7 Truck Visits	# of Annual Visits		0
WATT (Weighted Annual Truck Trip)	0			NZE Class 4-7 Truck Acquisitions	# of Trucks		0
Average Daily Class 8 Visits	0			ZE Class 4-7 Truck Visits	# of Annual Visits		0
Average Daily Class 2b-7 Visits	0			ZE Class 4-7 Truck Acquisitions	# of Trucks		0
Average Daily Class 8 Trips	0			ZE Class 2b-3 Truck Visits	# of Annual Visits		0
Average Daily Class 2b-7 Trips	0			ZE Class 2b-3 Truck Acquisitions	# of Trucks		0
*A truck entering a site is one trip, and a truck leaving the site is a second trip. 1 Visit equals 2 Trips.				H2 Station Installations	# of 700 kg/day Stations		0
**WATT is based on trips and points are based on visits.				H2 Station Usage	Annual kg dispensed		0
WPCO	0.0			Up to 19.2 kW EVSE Acquisition	# of Chargers Installed		0
In Compliance	✓			19.2-50 kW EVSE Acquisition	# of Chargers Installed		0
Additional Number of Points Required	0.0			51-149 kW EVSE Acquisition	# of Chargers Installed		0
Number of Points Banked	0.0			150-350 kW EVSE Acquisition	# of Chargers Installed		0
				TRU Plug Installations	# of Plugs Installed		0
				Charger Usage	Annual kWh dispensed		0
				TRU Plug Usage	Annual kWh dispensed		0
				ZE Hostler Acquisitions	# of Trucks		0
				ZE Hostler Usage	Annual Hours of Use		0
				Rooftop Solar Panel Installations	Average System Design Purchased		0
				Carport Solar Panel Installations	Average System Design Purchased		0
				Solar Panel Usage	Annual kWh Produced		0
				Filter System Installations	# of Installations		0
				Filter Purchases	# of Filters		0
				<b>Total</b>			<b>0.0</b>

Users can modify cells outlined in RED

Version 6/23/2021