



Rule 2305 - Warehouse Actions and Investments to Reduce Emissions Program

What is WAIRE?

The Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program aims to reduce nitrogen oxide and diesel emissions associated with warehouses, help meet federal standards and improve public health, especially in communities located near warehouses in the South Coast AQMD.

Who Must Comply?

Owners and operators of warehouses that have 100,000 square feet or more of indoor floor space in a single building.

How Does it Work?

Warehouse Operators

WAIRE is a menu-based point system. Warehouse operators are required to earn a specific number of points every year. This is based on the number of trucks trips made to and from the warehouse each year, with larger trucks such as tractors or tractor-trailers multiplied by 2.5.

Points can be earned through:

- a) completing any combination of actions in the WAIRE menu; or
- b) completing actions in an approved, site-specific custom WAIRE Plan; or
- c) paying a mitigation fee.

If a warehouse operator earns more points than needed during the compliance period, they can bank extra points for a future year, or transfer points to another warehouse they operate. Operators are required to submit a one-time, Initial Site Information Report about their operations as well as Annual WAIRE Reports that document how they complied during the previous year.

Warehouse Owners

Warehouse owners are required to submit basic information (Warehouse Operations Notification) about the building and their tenants. Only warehouse operators must earn WAIRE Points, but owners can opt-in if they choose and transfer points to their tenants.

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More information is available at www.aqmd.gov/WAIRE.
Questions? Please contact: waire-program@aqmd.gov or (909) 396-3140.



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WAIRE Schedule

WAIRE will be phased in over time based on size (see below). Once a phase is initiated, the rule requirements increase over a three-year period.

Phase	Warehouse Size (sq ft)	Warehouse Operations Notification* Due Date	Initial Site Information Report Due Date	First Annual WAIRE Report (AWR)	
				Compliance Period	Due Date***
1	≥ 250,000	9/1/2021**	7/1/2022	1/1/2022 to 12/31/2022	1/31/2023
2	≥ 150,000 - <250,000		7/1/2023	1/1/2023 to 12/31/2023	1/31/2024
3	≥ 100,000 - <150,000		7/1/2024	1/1/2024 to 12/31/2024	1/31/2025

*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

Exemptions

Warehouse operators may be exempt from parts of the rule if they operate <50,000 square feet for warehousing activities, if the number of points required is <10; or if the WAIRE menu action chosen underperforms due to circumstances beyond the operator’s control, such as a manufacturer defect.

Mitigation Fee

If an operator chooses to pay a mitigation fee, the funds will be used to provide incentivizes for near-zero and zero-emission trucks and zero-emission charging and fueling infrastructure in communities near the warehouse(s) that paid the fee.

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