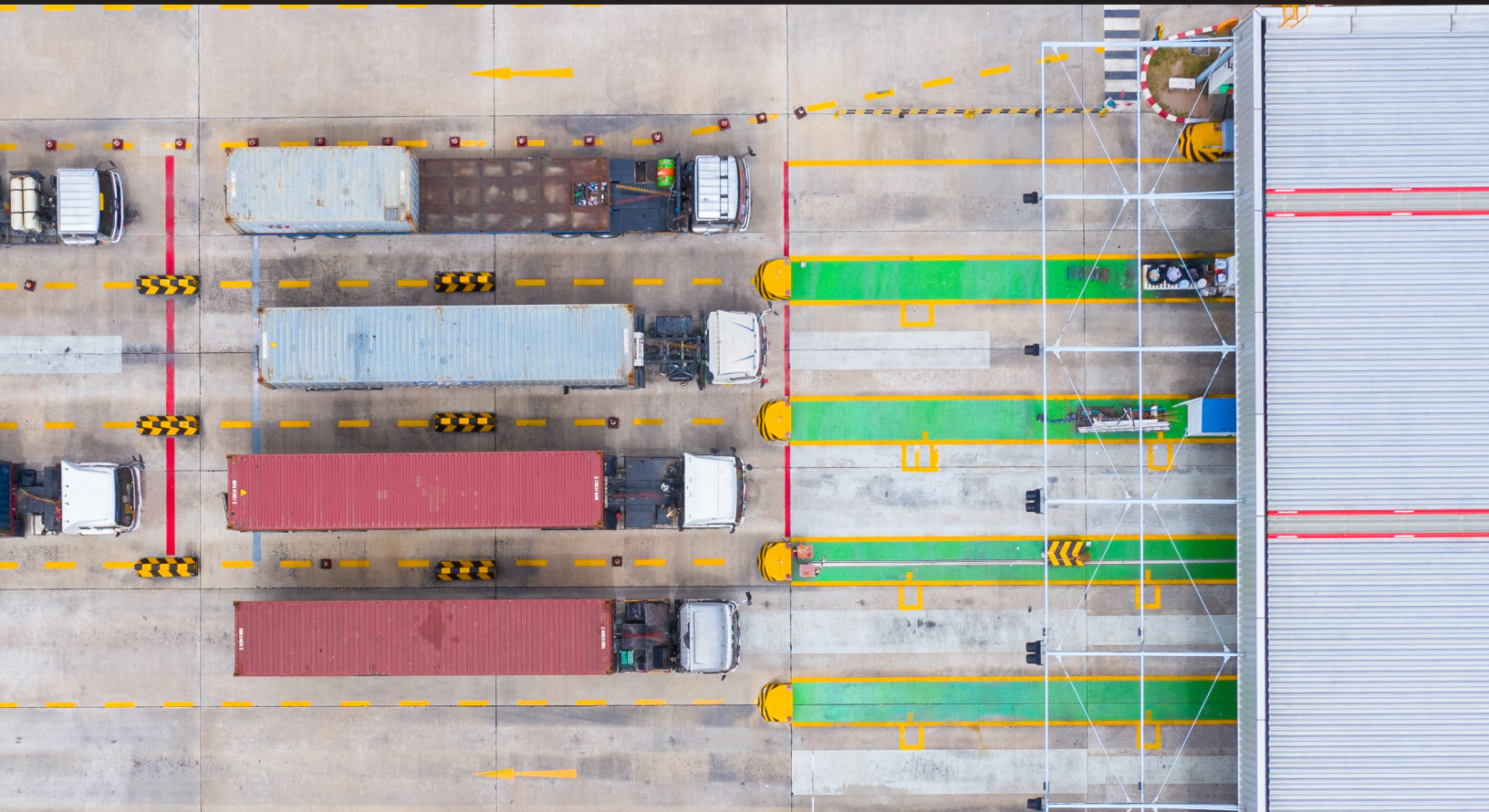


ISR & WAIRE **COMPLIANCE** GUIDE FOR WAREHOUSE OPERATORS

Your Step-by-Step Roadmap to
Total Compliance



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Introduction: Why This Matters

The WAIRE Program (Rule 2305), adopted in 2021, is reshaping how warehouses across Southern California operate, report, and invest in cleaner logistics practices. For facility owners and operators, compliance isn't just a box to check — it's a chance to reduce risk, improve efficiency, and demonstrate leadership.

Here's what's at stake:

- **Protect Your Business**

Failure to comply can result in fines, enforcement actions, and reputational risk. Early compliance helps you stay out of regulatory trouble.

- **Save Time & Resources**

With the right tools, you can cut down on spreadsheets and manual reporting, reducing the cost of compliance.

- **Turn Compliance Into ROI**

WAIRE compliance is just not an obligation. With the right compliance approach it can drive real ROI, improve performance, and build sustainability and reputational goodwill with your stakeholders.

- **Show ESG Leadership**

Timely, accurate filings highlight your company's commitment to sustainability — an expectation from partners, customers, and investors.

That's why Renaissance created this guide: to give warehouse managers, ESG teams, and logistics leaders a clear roadmap. Inside, you'll find compliance deadlines, filing checklists, and practical tools to make ISR and WAIRE reporting less of a burden — and an opportunity to improve your operations.



Understanding WAIRE & ISR

- **What is the WAIRE Program?**

The WAIRE (Warehouse Actions and Investments to Reduce Emissions) Program, governed by SCAQMD (South Coast Air Quality Management District), requires warehouses > 100,000 sqft to report on and take actions that mitigate the impact of emissions from truck trips to their locations.

- **What is ISR Rule 2305?**

A rule designed to reduce the emissions impact from truck traffic to large warehouses in sensitive air management districts. The rule requires mandatory reporting by both warehouse owners and operators. Operators also need to invest in actions that mitigate the environmental impact of truck traffic to their facilities.

- **What is the ISIR (Initial Site Information Report)?**

The ISIR is a report filed by warehouse operators to report truck trips, site operations, and WAIRE compliance data. It is required from all >100,000 sqft facilities.

- **What is the Annual WAIRE Report (AWR)?**

Warehouse operators must also complete an Annual WAIRE Report (AWR) each year. The AWR documents how WAIRE Points obligations are being met on.

- **ISR vs ISIR vs AWR - What's the Difference?**

Item	Who	When	Purpose	Requirement
ISR (Indirect Source Rule 2305)	Applies to all facilities > 100,000 sqft	Continuous	Establishes baseline site operations and emissions obligations under Rule 2305	Meeting compliance obligations
ISIR (Initial Site Information Report)	Warehouse Operators	Varies by location size	Reports operator-specific data: truck trips, operations profile, WAIRE actions, site metrics	Initial report, with updates as needed
AWR (Annual WAIRE Report)	Warehouse Operators	Annually by January, 31st of the following year end	Documents how WAIRE Points obligations are being met each year	Recurring annual timely filing

- **Who needs to file and when?**

Any warehouse meeting the program's applicability criteria must file an ISIR. Filing windows may vary based on warehouse size and operations.

- **What happens if you don't comply?**

Non-compliance can lead to fines, enforcement actions, increased compliance cost, inefficiencies, and reputational risk. Early preparation is essential to avoid issues and minimize cost.

Does This Apply to Your Site?

The WAIRE Program applies to warehouses that meet the following criteria:

- Located in the South Coast Air Quality Management District (Los Angeles, Orange, Riverside, and San Bernardino counties).
- At least 100,000 square feet of warehouse space.
- Engaged in logistics, storage, or distribution activities with truck traffic to an enclosed warehouse location.

Owner vs Operator

Warehouse Owners	Warehouse Operators
File WON (Warehouse Operations Notification)	File ISIR (Initial Site Information Report)
Report site info, ownership details, contact information	Report truck trips, WAIRE action credits, site metrics, operations profile
Resubmit WON only if ownership/site details change	File Annual WAIRE Reports each year with WAIRE Points earned

FAQ: What if I only lease part of a warehouse?

If you operate less than 50,000 square feet within a warehouse that totals more than 100,000 square feet, you are still required to submit an ISIR through the WAIRE Program Online Portal (POP). However, if your lease does not allow the use of $\geq 50,000$ square feet for warehousing activities, no additional reporting beyond the ISIR is required.

2025–2026 Compliance Deadlines at a Glance

Key dates and recommended milestones to finalize ISR readiness plan.

Date / Period	Action	Who Files
Continuous	Collect truck trip data, site metrics, WAIRE required data	Operators
Midyear	Midpoint compliance check, forecast WAIRE points and credits earned vs projected compliance obligation. Update compliance strategy as needed	Operators
Jan 10, 2026	Compile WAIRE Points and other reportable data	Operators
Jan 20, 2026	Final internal review before required annual reporting	Operators
Jan 31, 2026	Submit WAIRE annual report by Jan 31 deadline	Operators
Feb 1, 2026 & beyond	Ongoing obligations: • Owners → Resubmit WON only if owner-ship/site info changes • Operators → File Annual WAIRE Report (AWR) each year	Owners Operators



Pro-Tip: Pre-load these deadlines into your digital calendar for reminders.

Click or scan the QR code. Instructions for how to add to your calendar are provided at the link.



What You'll Need to File

Warehouse Owners (WON)	Warehouse Operators (ISIR)	Pro Tips
Basic site information (address, square footage)	Truck trip data (daily averages and counts)	Pull truck trip counts from gate logs, TMS, or YMS to ensure accuracy
Ownership/management details	Operations profile (size, estimated future truck trips, ect.)	Have one central point of contact responsible for collecting data
Primary contact information	Documentation of WAIRE action credits claimed (if applicable)	Start logging WAIRE credits early so you don't miss an opportunity to reduce compliance cost
Submit WON Filing (Warehouse Operations Notification)	Site-specific operating metrics	Double-check all reported information matches in your records
	Contact and operator information	Ensure your location specific compliance lead is listed as the contact for consistency
	Any third-party vendor or partner data supporting compliance	Confirm data exchange agreements with vendors (e.g., carriers, contractors)
	Annual WAIRE Report (AWR)	Build in a January cross-check week for final data validation

Submit WON Filing - Warehouse Owner

(Warehouse Operations Notification)

[Click here or scan the QR code.](#)



Submit ISIR Filing - Warehouse Operator

(Initial Site Information Report)

[Click here or scan the QR code.](#)



ISR Readiness

To make compliance simple, here's a month-by-month timeline with to-do list leading up to the January 31, 2026 deadline:

Timeline	Tasks	Pro Tips
Oct–Nov 2025	• Review list of required data inputs and assign responsibilities • Gather truck trip data from automated computer vision system, TMS, yard management, or gate logs • Validate counts and daily averages for accuracy • Begin documenting WAIRE-eligible activities (if applicable)	Start assigning roles early to avoid confusion later Cross-check truck trip & ZE/NZE data with multiple systems (TMS + gate logs) Don't wait until December to begin documenting WAIRE credits
Dec 2025	• Finalize which WAIRE Actions have been taken at your site • Ensure supporting documentation is in place for any credits claimed • Prepare compliance report for submission	Keep a shared folder of WAIRE credit documentation for easy auditing Have your ESG lead do a spot-check on credit accuracy
Jan 2026	• Review all data one final time for accuracy • Upload documentation to internal compliance system • Annual WAIRE Report (AWR)	Build in a buffer week (by Jan 20) for internal review Use calendar reminders and a compliance checklist to avoid last-minute errors

Printable Readiness Checklist

A one-page checklist for internal teams

[Click or scan the QR code.](#)



Common Mistakes to Avoid

Even well-run warehouses can stumble when preparing ISR filings. Don't fall into these traps:

Common Mistake	Risk	Pro Tips
Waiting until January	Data collection and WAIRE documentation take time — last-minute prep = errors	Start in Oct/Nov. Use reminders and assign a compliance lead early
Mixing up filings	Owners file WON; Operators file ISIR. Confusion = missed filings	Confirm who is responsible before deadlines hit
Relying only on spreadsheets	Manual tracking = errors and lost data	Automate trip data capture with digital tools (TMS, gate logs, Renaissance)
Missing WAIRE credits	Many sites already earn credits but fail to track them	Keep a running log of WAIRE actions throughout the year
Skipping internal review	Errors slip through without a January WAIRE check	Schedule an internal cross-check by Jan 20, 2026



Pro Tip: Start early, assign a compliance lead, and lean on automation to make January 31, 2026 just another date — not a fire drill.

Customer Case Study

Turning Compliance Into Efficiency

The Challenge:

Turning Compliance Panic Into Confidence

Prompt Apparel received a notice from SCAQMD in the mail, flagging them for WAIRE compliance. The operations team had never heard of the program and was fearful of being out of compliance. To prepare, they relied on manual spreadsheets and gate logs to estimate truck trip counts. With thousands of daily trips, data collection was slow, error-prone, and stressful. The Prompt Apparel team also worried about accuracy and missing WAIRE credits that could lower their cost of compliance.

The Solution:

Prompt Apparel implemented Renaissant's AI-native compliance platform. By integrating gate access and yard workflows, the system automatically captured truck trip data and logged WAIRE-eligible activities in real time. Dashboards gave the operations and ESG teams instant visibility into compliance readiness, eliminating guesswork and reducing stress.

The Results:

- Turned a compliance scare into a confident, on-time filing
- Reduced manual annual report prep from 6 weeks to 1 week
- Captured 100% of required data using automation, reducing errors
- Accurately claimed WAIRE credits, lowering compliance costs
- Improved operational efficiency by uncovering bottlenecks

"It seems Prompt put their trust in the right people when they signed up with Renaissant!"

— Frank Farkas, Prompt Apparel

How Renaissance Helps

Renaissant automates and simplifies the ISR reporting process so your compliance team can focus on operations, not paperwork. Our platform:

- **Automates trip data collection** from gates, docks, and yard workflows
- **Tracks and logs WAIRE-eligible activities** to ensure you get credit for the actions you're already taking
- **Generates documentation required for annual report submission**, formatted for regulatory standards
- **Provides dashboards for reporting and audits** to ensure confidence and transparency
- **Plus, we offer real-time support and training** to make compliance pain-free

Example Impact:

Customers using Renaissance capture up to **80% of required data automatically** through computer vision driven workflows—reducing manual effort, minimizing risk, and saving weeks of compliance prep.



Toolkit Overview

Your compliance guide includes quick-access resources to keep you on track:

Calendar file (.ics download)

Pre-loaded with compliance deadlines and reminders

[Click or scan the QR code. Instructions for how to add to your calendar are provided at the link.](#)



Printable Readiness Checklist

A one-page checklist for internal teams

[Click or scan the QR code.](#)



WAIRE Points Calculator

Access the calculator here

[Click or scan the QR code.](#)



FAQ Resource

Access the FAQ document here

[Click or scan the QR code.](#)



Resources & Support

If you need additional help, you have multiple options:

- **Official Government Guidance:** [South Coast AQMD WAIRE/ISR Resources](#)
- **Renaissant Compliance Support:** [Contact Renaissant Support](#)
- **Consultation Services:** [Reach out to Renaissant](#) for a one-on-one compliance consultation
- **Internal Support:** Contact your organization's designated ESG or compliance lead



FAQ

Applicability

Where does this rule apply?

The Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program applies to larger warehouse owners and operators within the South Coast Air Quality Management District (South Coast AQMD) jurisdiction. The AQMD jurisdiction includes all warehouses located in the counties of Orange, Riverside, San Bernardino, and the urban portions of Los Angeles.

WAIRE applies to:

- Warehouses $\geq 100,000$ sq. ft.
 - In multi-tenant warehouses $\geq 100,000$ sq. ft., any tenant leasing $\geq 50,000$ sq. ft. of warehousing space
- Warehouses $< 100,000$ sq. ft. are generally exempt.

If my warehouse shares space with other tenants is the rule applicable?

Possibly. Any tenant with $\geq 50,000$ sq. ft. of space usable for warehousing activity in a $\geq 100,000$ sq. ft. building, must meet WAIRE requirements. Landlords are generally not responsible for tenant WAIRE compliance or filings unless they also operate warehouse space.

Reporting & Mitigation Requirements

What must warehouse owners do?

- File a one-time Warehouse Operations Notification (WON).
- Owners only need to earn WAIRE¹ Points if they also operate the warehouse. Owners can voluntarily earn WAIRE Points and transfer them to their tenant.

What must warehouse operators do?

- File a one-time Initial Site Information Report (ISIR).
- File an annual WAIRE Report (AWR), showing WAIRE Points obligations and how they were met.
- Earn WAIRE Points by paying a mitigation fee or investing and using select emission reducing equipment such as zero emission & near zero emission trucks.

1. WAIRE Points are select emissions mitigation actions a warehouse operator or owner takes to reduce the emissions impact of classes 2 through 8 truck visits to their facility. The mitigation actions are based on a menu of options approved by the SCAQMD. Examples of these actions include increasing use of ZE & NZE trucks to installation of an EV charging station.

FAQ

Reporting & Mitigation Requirements (continued)

When is the annual reporting deadline?

January 31 each year, covering the previous calendar year's activity. There is no extension for the reporting deadline.

What records must be kept?

All records needed to support the information reported in the AWR (e.g., trip counts, WAIRE credits, mitigation fee documentation, etc.). The supporting records must be retained for 7 years and made available on site upon AQMD request.

Truck Trips & WATTs

What counts as a truck trip?

Each inbound or outbound one-way movement. A single visit = 2 trips (entry + exit). Both loaded and empty trips count.

What are WATTs?

Weighted Annual Truck Trips is a metric used to calculate the emission compliance obligation of the warehouse operator.

Why does this matter?

WATTs determine the WAIRE Points Compliance Obligation (WPCO). The WPCO drives the fee you will pay or emission mitigating investment needed to meet your compliance obligation.

What if I don't have complete truck trip data?

Work with the regulator or a consultant to use an alternate acceptable reporting method.

Note: This can inflate obligations 2-3x compared to use of actual accurate contemporaneous collected data.

WAIRE Points & Obligations

Can owners earn points for tenants?

Yes, but if they do, the warehouse owner must file an AWR.

Can WAIRE Points be banked or transferred?

- Banked for up to 3 compliance years.
- Transfer is limited (e.g., between owner/operator at the same site).
- Points cannot be sold or transferred between unrelated operators.

FAQ

WAIRE Points & Obligations (continued)

Can mitigation fees replace reporting?

No. Even if you pay mitigation fees, you must still file required reports.

Fees & Enforcement

What filing fees apply?

- ISIR: \$158.37 by deadline, \$193.43 after deadline
- AWR: \$441.86 by deadline, \$539.66 after deadline
- WON: \$33.22 by deadline, \$40.57 after deadline

When are mitigation fees due?

At the time the AWR is submitted, if obligations aren't met, a 6.25% admin fee also applies.

Are there penalties for non-compliance?

Yes. While Rule 2305 doesn't list specific penalties, AQMD can issue violations. Cases may be escalated for fines and penalties based on California state law and the WAIRE (Warehouse Actions and Investments to Reduce Emissions) program's mitigation fees.

Who enforces WAIRE?

The South Coast AQMD enforces compliance and conducts inspections.

Custom WAIRE Plans

What are Custom WAIRE Plans?

An alternative compliance pathway for earning WAIRE points through custom actions (e.g., joint ZE infrastructure, local hire programs).

How do I apply?

Submit a custom WAIRE plan via the WAIRE POP portal <https://xappp.aqmd.gov/isr>. Custom WAIRE plans must be reviewed and approved by the AQMD.

Are there fees?

Yes. Plans are reviewed on a time-and-materials basis, with an initial application fee.

For more details, visit the official program page: [South Coast AQMD WAIRE Program](#)



Glossary of Terms

- **WAIRE** – Warehouse Actions and Investments to Reduce Emissions
- **ISIR** – Initial Site Information Report
- **WON** – Warehouse Operations Notification
- **AWR** – Annual WAIRE Report
- **POP** – Program Online Portal
- **ZE** – Zero-Emission
- **NZE** – Near-Zero-Emission



Closing & Call to Action

Compliance doesn't have to be overwhelming. With Renaissant, ISR and WAIRE reporting becomes automated, easily defensible with regulators, and stress-free.

Ready to simplify compliance?

Schedule a Consultation

Request a consultation with our experts

[Click or scan the QR code.](#)



Printable Readiness Checklist

A one-page checklist for internal teams

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WAIRE Points Calculator

Access the calculator here

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FAQ Resource

Access the FAQ document here

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