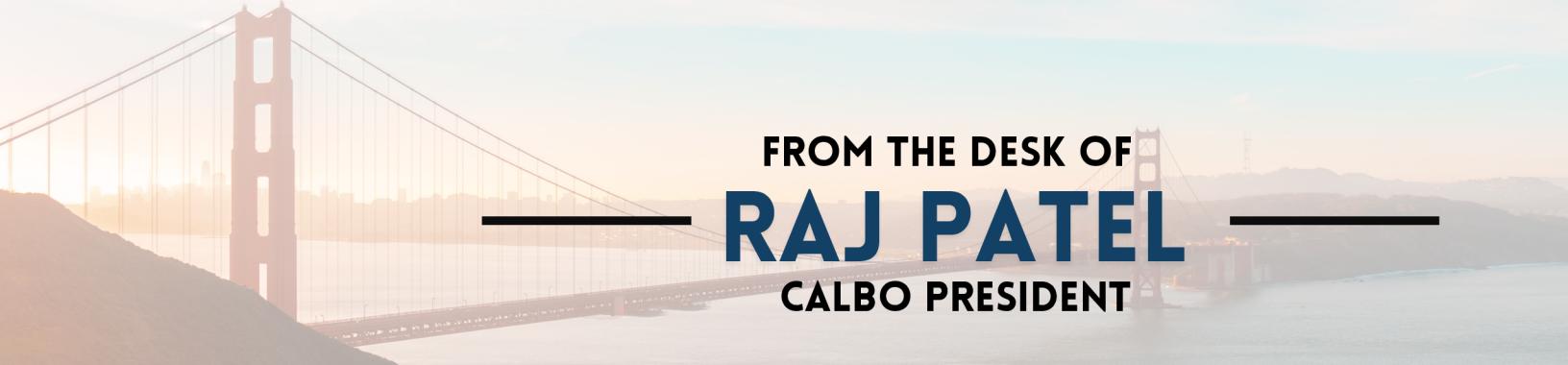




CALBO'S 64TH ANNUAL BUSINESS MEETING

SANTA CLARA, CALIFORNIA

APRIL 12 - 16, 2026



FROM THE DESK OF RAJ PATEL CALBO PRESIDENT

Raj Patel, P.E.
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Advisory Council

The Wheeler Company
2320 J Street
Sacramento, CA 95816
Administrator

On behalf of the CALBO Board of Directors, welcome to Santa Clara – our backdrop for our 64th annual gathering.

This year's theme, "We are California Building Officials: Building Back the Mission," reflects a pivotal time for our profession. As building departments, we continue to balance increased legislative activity, new and innovative technologies, and the growing needs of the communities we serve. This year's annual meeting is an opportunity to reconnect with the core purpose of our work while preparing for what lies ahead for in our evolving industry.

This program emphasizes the fundamentals that define California's building officials. From our Legislative Forum, organizational business, and Q&A with our state agency partners, the agenda focuses on collaboration and dialogue. Our sessions provide critical insights and guidance on the challenges we face as a profession.

At the same time, we are looking forward. Santa Clara, at the heart of Silicon Valley, provides a fitting backdrop for the conversation about the innovations and emerging challenges. Sessions exploring the human-AI partnership, lithium-ion battery safety, wildfire-prepared communities, and California's housing goals reflect the advancing landscape of building safety and the expanding roles of today's building departments. Each discussion is designed to deliver practical and relevant takeaways that support your day-to-day responsibilities.

Equally important are the connections we make throughout the week. Whether that be in the Expo Hall, at the Hospitality Row on Tuesday night or when we gather for our Wednesday Night Fellowship at the iconic Winchester Mystery House, CALBO's ABM is where relationships are strengthened and our professional community comes together.

I look forward to joining you this April as we come together for a meaningful week of connection, collaboration, and shared purpose at CALBO's 64th Annual Business Meeting.

Best Regards,



SUNDAY, APRIL 12

12:30PM CALBO's Annual Challenge Cup Golf Tournament (Shotgun Start at 2pm)

MONDAY, APRIL 13

8:30AM - 3:00PM Registration
10:00AM - 12:00PM CALBO Opening Ceremonies, Town Hall & Membership Forum
10:30 - 11:00AM Keynote Address by Chief Michael O'Brian
12:00 - 1:15PM Model Codes Organizations Luncheon
1:30 - 2:45PM State Agency Panel
3:00 - 4:15PM Q&A with the State Agencies
4:30 - 5:30PM Region I Meeting

TUESDAY, APRIL 14

8:30AM - 3:00PM Registration
8:30 - 10:15AM Legislative Forum
10:30AM - 12:00PM Annual Business Meeting & Election of Officers
12:00 - 4:45PM Exhibitor Program Day I
12:00 - 1:15PM Exhibitor Networking Luncheon
1:30 - 2:45PM Navigating Fire Safety in a Battery Powered World
3:00 - 4:15PM The Human-AI Partnership: Empowering Code Officials, Not Replacing Them
5:00 - 7:00PM CALBO's Hospitality Row



WEDNESDAY, APRIL 15

8:30 - 10:00AM Chapter Leadership Breakfast, Sponsored by ICC
8:30AM - 3:00PM Registration
8:30AM - 5:30PM Exhibitor Program Day II
9:00 - 10:30AM Missing the Mark: Examining the Shortcomings of California's Housing Goals
10:45AM - 12:15PM California's Wildfire Prepared Homes and Master Planned Communities
12:30 - 2:00PM Leadership & Awards Luncheon
2:00 - 3:30PM How to Navigate the Environment: Understanding Your Role and Responsibility as a Building Official
4:30 - 5:30PM CALBO Fellowship Reception with Exhibitors
6:00 - 9:00PM CALBO Fellowship Dinner at the Winchester Mystery House

THURSDAY, APRIL 16

8:30AM - 12:00PM Registration
9:00AM - 4:30PM Advanced Legal Aspects of Code Administration for Building Officials and Inspectors
9:00AM - 4:30PM Essential Skills for Rising Leaders
9:00AM - 4:30PM Using AI for Plan Reviews
12:15 - 1:15PM CALBO Luncheon for Attendees

MONDAY HIGHLIGHTS

Let's kick off CALBO's 64th Annual Business Meeting by reconnecting with the mission of our profession. The day begins with our Opening Ceremonies and membership Town Hall, in addition to a stellar keynote address that will set the tone for collaboration and learning. Over lunch, ICC, IAPMO and NFPA share the latest industry updates, followed by the State Agency Panel and Q&A sessions offering insights into regulatory priorities.

8:30AM - 3:00PM | West Lobby

Registration

10:00AM - 12:00PM | Grand E-F

CALBO Opening Ceremonies, Town Hall & Membership Forum

We are California Building Officials: Building Back to the Mission. It's time to come together as a profession and celebrate what we do each day as local government building officials. For some, this conference will be a return to the proverbial "nuts and bolts" of what we do. For others, this will be a time to learn innovative practices and new technologies. Our Opening Ceremonies will be the kickoff, including a Town Hall meeting for CALBO members to engage with our organizational leadership. We'll see you there as we commence a week of exploration and connection with those who drive our industry.

10:30 - 11:00AM | Grand E-F

Keynote Address by Chief Michael O'Brian

Fire Chief, Brighton Area Fire Authority (Michigan)

12:00 - 1:15PM | Grand G-H

Model Codes Organizations Luncheon

Join CALBO members and stakeholders as we welcome leadership from key inter/national organizations to share vital industry updates. This is our time to connect with featured presenters from the International Code Council (ICC), the International Association of Plumbing & Mechanical Officials (IAPMO), and the National Fire Protection Association (NFPA). Our invited guests will present organizational updates, relevant industry issues and current events of interest to the building and fire safety community. All registered full-program and day-pass attendees of the annual business meeting are welcome.

1:30 - 2:45PM | Grand E-F

State Agency Panel

For many building officials, the report of our rulemaking state agency partners is reason enough to attend CALBO's annual business meeting. Please join our invited colleagues from the California Department of Housing and Community Development (HCD), Division of the State Architect (DSA), Office of the State Fire Marshal (OSFM), and the Building Standards Commission (BSC) for a timely discussion of the regulatory efforts of each agency. New for 2026, please stay for an extended program which will include a Q&A session with the panelists.

2:45 - 3:00PM | Break

3:00 - 4:15PM | Grand E-F

Q&A with the State Agencies

As a follow-up to the State Agency Panel, representatives will be available to answer pre-submitted questions from the CALBO community, in addition to questions from the audience.

4:30 - 5:30PM | Grand E-F

Region I Meeting

CALBO is pleased to welcome members of ICC's Region I, who again, have chosen the annual business meeting to come together.



How to Register to Attend?

Register online in just 3 minutes via the CALBO ABM Registration Portal!

- 1 Visit www.calbo.org/annual-business-meeting.
- 2 Select Online Registration Form.
- 3 Complete the steps and click submit.
- 4 A confirmation email will be sent from info@calbo.org.



TUESDAY HIGHLIGHTS

Tuesday dives into the issues shaping California building safety. We will start with the Legislative Forum to review the preceding legislative year and touch upon what is in play for 2026. We'll vote for new leadership and swear-in a new CALBO Board of Directors. Afternoon sessions explore innovative topics including lithium-ion battery fire safety and A.I. We'll finish the day at our informal gathering down the road at Clara's Junction hosted by our generous sponsors.

8:30AM - 3:00PM | West Lobby

Registration

8:30 - 10:15AM | Grand E-F

Legislative Forum

Where do we even begin? As we all know, significant legislation was enacted in California during 2025 that is relevant to our day-to-day work as building officials. From a year that started with a proposed freeze on all building codes and concluded with many items marked as "To Be Determined" for 2026, much occurred in 2025 at the California State Capitol that has impacted our community. Please join CALBO's Advocacy Team for an overview of what occurred in 2025, including AB 306/AB 130, in addition to a summation of what is currently in play for 2026.

10:15 - 10:30AM | **Break**

10:30AM - 12:00PM | Grand E-F

Annual Business Meeting & Election of Officers

Please join fellow CALBO members as we address the business of our organization. We will receive updates and insights, in addition to electing new leadership for the year ahead.

12:00 - 4:45PM | Grand A-D

Exhibitor Program Day I

12:00 - 1:15PM | Grand A-D

Exhibitor Networking Luncheon

Take a break from your morning sessions and join us in the bustling Expo Hall for a social luncheon. This event is the perfect opportunity to connect with exhibitors and vendors, explore innovative new products and services, and network with fellow attendees in a dynamic and engaging environment. All registered full-program and day-pass attendees of the annual business meeting are welcome.

1:30 - 2:45PM | Grand E-F

Navigating Fire Safety in a Battery Powered World

Understanding the hazards of new technologies is critical for building and fire safety and lithium-ion batteries present unique challenges. Education on battery safety is as crucial for the public as it is for code officials. Thermal runaway in batteries can lead to catastrophic failures making community risk reduction essential for effective building safety and fire prevention. Join our keynote speaker Chief Michael O'Brian of Brighton, Michigan as he discusses the evolving landscape of fire safety, particularly focusing on the challenges posed by lithium-ion batteries and the importance of community risk reduction.

2:45 - 3:00PM | **Break**

3:00 - 4:15PM | Grand E-F

The Human-AI Partnership: Empowering Code Officials, Not Replacing Them

Join us for a transformative session that directly addresses the elephant in the room: will AI replace building staff? Through Bakersfield's groundbreaking success story, live demonstrations, and insights from Stanford's human-centered AI research, discover how AI tools are actually enhancing job satisfaction, reducing burnout, and enabling code officials to focus on what matters most – acting as project facilitators and protecting public safety through their expertise and judgment. Learn practical strategies for implementing AI as a force multiplier that elevates the profession, not threatens it, with real metrics showing improved work-life balance and career advancement opportunities for building department staff.

5:00 - 7:00PM | Clara's Junction (Off-Site)

CALBO's Hospitality Row

Who doesn't love a little hospitality? Please join our generous sponsors for an informal backyard gathering down the road at Clara's Junction. Hosted beverages, lawn games, and camaraderie will all be served. Come on by, you'll be glad you did.

SPECIAL THANKS TO OUR CALBO SPONSOR NIGHT BENEFATORS FOR MAKING HOSPITALITY ROW HAPPEN!



WEDNESDAY HIGHLIGHTS

Wednesday highlights leadership, innovation and the practical challenges we face every day. Engage in sessions relative to the economy and housing, new wildfire-prepared communities, and other programs that will aid in your role as a building official. Wrap up the day with a social hour in the exhibitor hall. We will cap off the night at the grand, yet eerie, halls of San Jose's Winchester Mystery House.

8:30 - 10:00AM | Cypress

Chapter Leadership Breakfast, Sponsored by ICC

Our annual Chapter Leadership Breakfast is an exclusive event designed to gather chapter leaders for networking, strategic discussions, and professional development. This breakfast provides a valuable opportunity for California chapter presidents to connect, share insights, and discuss the future direction and goals of their chapters, with the generous support of the ICC. Invitation only.

8:30AM - 3:00PM | West Lobby

Registration

8:30AM - 5:30PM | Grand A-D

Exhibitor Program Day II

9:00 - 10:30AM | Grand E-F

Missing the Mark: Examining the Shortcomings of California's Housing Goals

This session will explore the gap between California's ambitious housing mandates and the on-the-ground realities faced by local jurisdictions. Together, we will analyze the structural, regulatory, and economic barriers that hinder progress. Is California reaching our limit? Participants will gain insights into why targets continue to fall short and what strategies could lead to more achievable, equitable outcomes.

10:30 - 10:45AM | **Break**

10:45AM - 12:15PM | Grand E-F

California's Wildfire Prepared Homes and Master Planned Communities

Wildfires, housing unaffordability, and rising insurance costs have necessitated the practice of wildfire prepared homes and neighborhoods. Chapter 7A of the California Building Code has driven housing construction in California to build the most wildfire prepared homes in the country over the past 15 years. Despite the success of Chapter 7A built homes, and now the California WUI Code, insurance carriers continue to raise costs for home policies or have left the state altogether. In this panel, we get to hear from California's wildfire and insurance leaders, as well as two of the top homebuilders in California, who have built the most fire safe communities in the nation.

12:30 - 2:00PM | Grand G-H

Leadership & Awards Luncheon

Join us as we celebrate excellence within our profession. Today we come together to recognize the outstanding achievements of our colleagues over lunch. All registered full-program and day-pass attendees of the annual business meeting are welcome.

2:00 - 3:30PM | Grand G-H

How to Navigate the Environment: Understanding Your Role and Responsibility as a Building Official

Join us for this discussion surrounding our multifaceted role as building officials, navigating internal and external environments to ensure safety and compliance in construction projects. Together, we will focus on: our roles and responsibilities interpreting and enforcing building codes and regulations; internal coordination with departments including planning, engineering, finance, and HR from submittal to certificate of occupancy; external engagement providing guidance and resolving disputes with architects, contractors, and the public in addition to the required skills of strong communication, technical expertise, and taking a balanced approach to public safety and community growth are essential. Don't miss the opportunity to contribute, challenge ideas, reaffirm, and deepen your understanding of our roles and responsibilities as building officials.

3:30 - 4:30PM | **Break**

4:30 - 5:30PM | Grand A-D

CALBO Fellowship Reception with Exhibitors

As the day settles and our exhibitor program winds down, join us for one last wander through the hall before heading out for the evening. Enjoy a hosted beverage available until 5:30pm.

6:00 - 9:00PM | Winchester Mystery House (Off-Site)

CALBO Fellowship Dinner at the Winchester Mystery House

The spirits are restless, the floorboards creak with secrets, and the doors... well, they lead to places unforeseen. You are cordially invited to step beyond the veil and into the world's most mysterious manor for an evening of ethereal elegance and spectral celebration. The grand, yet eerie, halls of San Jose's Winchester Mystery House await your presence for a night of frights, delight, and of course dinner and drinks. Join us, if you dare, to explore a house built for spirits, where the architecture is as baffling as the tales are chilling. A walking dinner and hosted bar await, come as you are (casual) unless you're in the spirit for ghoulish attire. Busses begin boarding from the Hyatt at 5:30pm.



THURSDAY HIGHLIGHTS

On the final day in Santa Clara, we'll focus on professional development with CEU-credit courses available to ABM attendees. This year's course selections highlight managerial skills often not found in code classrooms yet highly relevant to building officials. Advance registration is required, included in the full program cost, or you can join us by purchasing a Thursday day pass. Don't skip the final meal, as we conclude our time together.

8:30AM - 12:00PM | West Lobby

Registration

9:00AM - 4:30PM | Grand E



Advanced Legal Aspects of Code Administration for Building Officials and Inspectors

This course covers the terminology, concepts, and principles of legal issues that affect building officials and inspectors in the administration of their duties. It will assist the building official or inspector, or persons interested in said discipline in understanding the legal concepts related to the model building codes. The course will address the specific legal issues that building officials and inspectors face in carrying out their duties and will focus on administrative issues such as the permit, inspection, plan review, and appeal processes as well as enforcement issues including stop work orders, notices of violation, and complaints. Writing administrative search warrants and legal issues and liability specific to building officials and inspectors will also be covered.

9:00AM - 4:30PM | Grand F

9:00AM - 4:30PM | Cypress

Using AI for Plan Reviews

Artificial intelligence (AI) is rapidly evolving and it's reshaping how the building safety profession approaches various challenges. This course explores the current landscape of AI in the context of plan review and general code administration. Rather than focusing on any one product or software platform, this course provides a broad overview of how AI is emerging. In our industry, what tasks it can assist with today, and where it might be heading next. Through real-world case studies and practical examples, participants will examine how AI can be implemented in their workflow and be utilized responsibly. Attendees will learn how to integrate AI technologies into their own plan review processes—without compromising professional oversight. This is not a course on replacing reviewers with robots, it's about empowering code professionals to become more effective, informed, and future-ready.

12:15 - 1:15PM | Grand G-H

CALBO Luncheon for Attendees

Essential Skills for Rising Leaders

If you aspire to hold a leadership role or have recently assumed one, now is the time to build upon your skill set. This interactive workshop will help learners gain valuable insights and take your skills up a few notches. This training will help you be the best leader you can be while also providing you the tools to develop a plan for getting even better!

LODGING INFORMATION

HYATT REGENCY SANTA CLARA

5101 GREAT AMERICA PARKWAY
SANTA CLARA, CALIFORNIA 95054

»» ONLINE RESERVATIONS

Please visit the CALBO Reservation Site to book all overnight reservations:

<https://www.hyatt.com/en-US/group-booking/CLARA/G-CALB>



»» ROOM RATE

\$249.00 + tax per standard room, per overnight.

»» DEADLINE

Room block reservations will be accepted on a space and rate availability basis through Friday, March 27, 2026. Reservations made after this date are not guaranteed by the CALBO room block rate.

Please note: Reservations not booked under the CALBO Room Block are not eligible for the discounted rate.



»» CHECK-IN/CHECK-OUT TIMES

Check-in time is 4:00pm and check-out time is 11:00am. Guests arriving prior to the standard check-in time will be accommodated as rooms become available. The front desk can arrange to check baggage for those arriving early and for guests attending functions on departure day.

»» PARKING

Self-parking is \$30 + tax per vehicle, per overnight.

SOCIAL HIGHLIGHTS

SUNDAY, APRIL 12

CALBO'S ANNUAL CHALLENGE CUP GOLF TOURNAMENT

2:00PM Shotgun Start*

*Players are encouraged to arrive at 12:30pm to enjoy lunch and warm up with practice swings before tee-off.

Spring Valley Golf Course

3441 Calaveras Road
Milpitas, CA 95035



For many, a day on the green is the perfect way to unwind, and CALBO is pleased to host its Annual Challenge Cup Golf Tournament at Spring Valley Golf Course in Milpitas, CA. Known for its scenic views and rich history, the course provides a beautiful backdrop for a memorable day with your CALBO colleagues and friends.

A special thank you to 4LEAF, Inc. for once again sponsoring our annual golf outing. Don't miss this opportunity to enjoy a great round of golf while connecting with fellow members.

Thank you  4LEAF, INC.
FOR THIS ANNUAL OUTING!

Fees: \$125 per player. Sorry, no discount for foursomes.

Fees Include: Greens fees, shared cart, lunch, and practice balls. A raffle and contests for longest drive, longest putt and closest to the pin are also included, with a lively post tournament celebration.

Dress Code: Proper golf attire is requested for all golfers, visitors, and guests. Players who do not follow the dress code will not be allowed on the course for play. Refunds for not complying with the dress code will not be offered.

Register: Please complete the CALBO ABM online registration form and select "I would like to register for the golf tournament on Sunday, April 12, 2025". A confirmation email will be sent to each player after the registration submission.

TUESDAY, APRIL 14

CALBO'S HOSPITALITY ROW

5:00 - 7:00PM
CLARA'S JUNCTION

Who doesn't love a little hospitality? Please join our generous sponsors for an informal backyard gathering down the road at Clara's Junction. Hosted beverages, lawn games, and camaraderie will all be served. Come on by, you'll be glad you did.



**Special thanks to
our CALBO
Sponsor Night
benefactors for
making Hospitality
Row happen!**



4LEAF, INC.



Employee-Owned

WEDNESDAY, APRIL 15

FELLOWSHIP RECEPTION WITH EXHIBITORS

GRAND A-D
4:30 - 5:30PM



As the day settles and our exhibitor program winds down, join us for one last wander through the hall before heading out for the evening.

CALBO FELLOWSHIP DINNER AT THE WINCHESTER MYSTERY HOUSE



WINCHESTER MYSTERY HOUSE

6:00 - 9:00PM

The spirits are restless, the floorboards creak with secrets, and the doors... well, they lead to places unforeseen. You are cordially invited to step beyond the veil and into the world's most mysterious manor for an evening of ethereal elegance and spectral celebration. The grand, yet eerie, halls of San Jose's Winchester Mystery House await your presence for a night of frights, delight, and of course dinner and drinks. Join us, if you dare, to explore a house built for spirits, where the architecture is as baffling as the tales are chilling. A walking dinner and hosted bar await, come as you are (casual) unless you're in the spirit for ghoulish attire. Busses begin boarding from the Hyatt at 5:30pm. **Ticket is required to board the bus.**