

BYLAW NO. 1678

CONSOLIDATION OF A BYLAW OF THE CITY OF MEDICINE HAT to regulate the form, content and cost of permits for the use, construction or demolition of buildings.

Amended by: WHEREAS the Alberta Uniform Building Standards Act, being Chapter 85
Bylaw 1752 of the Statutes of Alberta, 1973, provides that by regulation the Minister of
Sept. 2, 1975 Manpower and Labour may authorize any local authority to enforce the Alberta
Uniform Building Standards Act in its respective municipality;

AND WHEREAS if a local authority is so authorized the local authority may make bylaws with respect to the following subject matters:

- (a) prohibiting the commencement by any person of the use, construction or demolition of any building unless that person is authorized by a permit to do so;
- (b) providing for the form and content of permits for the use, construction or demolition of a building;
- (c) providing for the issuance of permits;
- (d) providing that the granting of a permit does not entitle the permittee, his successors or assigns or anyone on his or their behalf, to construct any building that fails to comply with the requirements of any building restriction agreement affecting the site described in the permit;
- (e) prescribing the fees to be charged for the issuing of permits;

AND WHEREAS the City of Medicine Hat has been so authorized by Alberta Regulation #64/74.

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. TITLE

This Bylaw shall be known as the City of Medicine Hat Building Permit Bylaw, may be cited as such and will be referred to herein as "this Bylaw".

2. DEFINITIONS

(a) The term "Building Inspector" means the Chief Building Inspector of the Building Inspection Department or the person authorized by him, or by the Council of the City of Medicine Hat, and means the person who shall be responsible to the said Council of the City of Medicine Hat for the enforcement of the Uniform Building Standards Act.

Amended by:
Bylaw 1752
Sept. 2, 1975

(b) "The Uniform Act" means the Alberta Uniform Building Standards Act, being Chapter 85 of the Statutes of Alberta, 1973, and those parts of the National Building Code of Canada, its amendments and revisions as are incorporated in the said Act.

(c) All definitions contained in "The Uniform Act" shall apply to this Bylaw.

Amended by:
Bylaw 1752
Sept. 2, 1975

(d) The term "Mechanical Inspector" means the Chief Mechanical Inspector of the Plumbing Inspection Department or the person authorized by him, or by the Council of the City of Medicine Hat.

3. SCOPE

The provisions of this Bylaw shall apply to the issue of permits respecting the construction, use, alteration, repair and demolition of any building within the City of Medicine Hat.

4. POWERS AND DUTIES OF THE BUILDING INSPECTOR

(a) The Building Inspector is hereby authorized and directed to enforce all provisions of this Bylaw.

(b) Records: The Building Inspector shall keep an accurate account of all permits issued and all fees and other monies collected and received under this Bylaw.

5. APPLICATION FOR PERMIT

(a) Unless the person concerned has previously obtained a permit from the Building Inspector, no person shall commence or cause to be commenced:

(1) The erection or construction of any building;

- (2) The addition, extension, enlargement, improvement, alteration or conversion of any building;
- (3) The repair of any building;
- (4) The demolition of any building;
- (5) The excavation of any land for the purpose of erecting or locating on or above any building.
- (6) Repealed.

Amended by:
Bylaw 1752
Sept. 2, 1975
Amended by:
Bylaw 1752
Sept. 2, 1975

- (7) Repealed.

- (b) Unless the person concerned has previously obtained a permit from the Mechanical Inspector no person shall commence or cause to be commenced:

- (1) The installation or use of any mechanical equipment specifically governed by the Uniform Building Standards Act.
- (2) No person shall erect, install, add to, enlarge, move, improve, alter or convert or extend any ducted, air handling, heating or ventilating system without first obtaining a permit from the Mechanical Inspector.

Amended by:
Bylaw 2785
March 2, 1992

- (c) Exceptions:
A permit is not required for:

- (1) Painting and decorating:
- (2) In any case when in the opinion of the Mechanical Inspector alterations to any heating or ventilating system are of minor nature and will not hinder the satisfactory operation of the system, and do not involve a matter of health or safety to the occupants of the building concerned the work may be performed by a person other than a qualified contractor and no permit shall be required.

Amended by:
Bylaw 1752
Sept. 2, 1975

Amended by:
Bylaw 2785
March 2, 1992

- (d) Consideration:
No permit for the installation or alteration of any heating or ventilating system shall be issued to other than a qualified contractor.

Amended by:
Bylaw 2785
March 2, 1992

- (1) It shall be the responsibility of the contractor to engage only tradesmen with at least the minimum qualification requirements in the Sheet Metal Trades or other allied trades specified by the Department of Manpower and Labour in the Province of Alberta. When the work performed by these employees is of a

consistently poor standard which could result in hazardous or unsafe conditions, or where corrections to work performed are not made in the time specified by written notice, the Mechanical Inspector may refuse to issue further permits to the contractor until these existing infractions have been corrected.

(2) Notwithstanding the requirements of Subsection (1) the following persons are not prohibited from obtaining a permit:

Amended by:
Bylaw 2785
March 2, 1992
Amended by:
Bylaw 2785
March 2, 1992

- (i) anyone who personally carries out any heating or ventilation installation regulated by the Uniform Act in or about a one-family dwelling he owns and occupies.
- (ii) a journeyman sheet metal worker who is regularly employed by an industrial institution or similar establishment to install, alter or add to heating and ventilation systems provided the work is performed on the property of the industrial institution or similar establishment.

(3) In the event any of the works mentioned in subsection (a) and (aa) is commenced before a permit for that work has been obtained, double the fee under this Bylaw shall then be charged.

Amended by:
Bylaw 2992
Oct. 2, 1995

(e) Notwithstanding any other provision of this Bylaw, no person shall be entitled to a permit or approval under this Bylaw unless the person is the holder of a subsisting licence to carry on the class of business to which the permit or approval pertains.

6. APPLICATION FORM

- (a) To obtain a permit an applicant shall first file an application in writing on the prescribed form. Each such application shall:
 - (i) Identify and describe the work to be covered by the permit for which the application is made;
 - (ii) Describe the land on which the proposed work is to be done, by Lot, Block, Subdivision, and building street address, or similar description that will readily identify and definitely locate the proposed building;
 - (iii) Show the use or occupation of all parts of the building;
 - (iv) Be accompanied by plans and specifications as required in Section 7;
 - (v) State the valuation of the proposed work;
 - (vi) Be signed by the applicant or his authorized agent, who may be

- required to submit evidence to indicate such authority:
- (vii) Give such other information as may be required by the Building Inspector.

7. PLANS AND SPECIFICATIONS

- (a) With each application for a Building Permit, and when required by the Building Inspector for enforcement of any provision of The Uniform Act, two sets of plans and specifications shall be submitted.
- (b) Exceptions:
When authorized by the Building Inspector plans and specifications need not be submitted.

8. INFORMATION REQUIRED ON PLANS AND SPECIFICATIONS

- (a) Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the Uniform Act and all Provincial and Federal Laws and Regulations, and all City of Medicine Hat Bylaws. Each set of plans shall state the building address and the name and address of the owner of the building and person who prepared such plans. Plans shall include a site plan showing the actual dimensions of the lot or lots and the proposed building or buildings and the relation of such building or buildings to the lot or property lines, together with such information in detail as may be necessary to comply with the provisions of the Uniform Act and other legislation applicable thereto, and excepting in cases where such a requirement is, in the opinion of the Building Inspector obviously unnecessary, a plan of survey certified by an Alberta Land Surveyor, showing such of the above information as may be deemed necessary by the Building Inspector to secure compliance with the requirements of The Uniform Act.
- (b) Estimate of Building Cost:
When required by the Building Inspector the accepted contract or a bona fide detailed estimate of the cost of the building shall be submitted to the satisfaction of the Building Inspector.

9. BUILDING PERMITS

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- Amended by:
Bylaw 3881
Feb. 18, 2009
- (a) Issue:
The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Inspector. Such plans may be reviewed by other Departments of the City of Medicine Hat to check compliance with the orders, regulations or bylaws under their jurisdiction. If the Building Inspector is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of the Uniform Act, this Bylaw, and other pertinent orders, regulations and bylaws, and that the fee specified in Schedule "A" to this Bylaw has been paid, he shall issue a permit therefore to the applicant.
- Amended by:
Bylaw 1840
Aug. 15, 1987
- (b) When the Building Inspector issues the permit, he shall endorse in writing or stamp on both sets of plans and specifications "EXAMINED". Such examined plans and specifications shall not be changed, modified or altered without authorization from the Building Inspector and all work shall be done in accordance with the examined plans.
- Amended by:
Bylaw 1840
Aug. 15, 1975
- (c) The Building Inspector may issue a permit for the construction of part of a building before the entire plans and specifications for the whole building have been submitted or examined provided adequate information and detailed statements have been filed complying with all pertinent requirements of The Uniform Act and of this bylaw. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.
- Amended by:
Bylaw 1840
Aug. 15, 1975
- (d) Retention of Plans:
One set of examined plans, specifications and computations shall be retained by the authority having jurisdiction for a period of not less than 90 days from the date of completion of the work covered therein, and one set of examined plans and specifications shall be returned to the applicant, which set shall be kept on such building at all times during which the work authorized thereby is in progress and available for inspection by the Building Inspector.
- (e) Plans, submitted for checking, for which no permit is issued, and on which no action is taken by the Building Inspector for 90 days, may be destroyed by the Building Inspector.
- (f) Validity:
The issue or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of The Uniform Act. No permit

presuming to give authority to violate or cancel the provisions of the Uniform Act shall be valid except insofar as the work or use which it authorizes is lawful.

- (g) The issue of a permit based upon plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of The Uniform Act, this bylaw or any other bylaw of the City of Medicine Hat.
- (h) Expiration:
Every permit issued by the Building Inspector shall expire by limitation and become null and void, if the building authorized by such permit is not commenced within 90 days from the date of such permit, or if the building authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 120 days. Before such work can be recommenced a new permit shall first be obtained and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one year.
- (i) Suspension or Revocation:
The Building Inspector may, in writing, suspend or revoke a permit whenever the permit is issued in error, or on the basis of incorrect information supplied or in violation of any provision of The Uniform Act, Provincial or Federal legislation or regulations, or any City of Medicine Hat Bylaw.

Amended by: 10. Repealed
Bylaw 3881
Feb. 18, 2009

Amended by: 10.1 Repealed
Bylaw 3881
Feb. 18, 2009

Amended by: 10.2 Inspections
Bylaw 3881
Feb. 18, 2009

Amended by: (1) When a heating or exhaust system has been completed an

Bylaw 3665
Jan. 24, 2006

inspection shall be requested, and after any deficiencies revealed by such inspection have been corrected a further inspection shall be requested.

Amended by
Bylaw 3881
Feb. 18, 2009

(2) Repealed

Amended by
Bylaw 3881
Feb. 18, 2009

(3) Repealed

Amended by
Bylaw 3881
Feb. 18, 2009

(4) Repealed

11. OCCUPANCY PERMIT

- (a) Use or occupancy:
No building shall be used or occupied and no change in the existing occupancy classification of a building or portion thereof shall be made until the Building Inspector has issued an Occupancy Permit.
- (b) Change in use:
Changes in the character or the use of a building shall not be made except as specified in the Uniform Act.
- (c) Issue of Permit:
After final inspection when it is found that the building complies with the provisions of the Uniform Act, and a request has been made by the applicant or owner, the Building Inspector shall issue an Occupancy Permit.

12. VIOLATIONS AND PENALTIES

- (a) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, improve, convert, remove, demolish, equip, use or occupy any building, or cause the same to be done without first obtaining a permit as provided by this bylaw.
- (b) Any person who commits a breach of any of the provisions of this bylaw is guilty of an offence and shall be liable on summary conviction

to a fine not exceeding \$1,000.00 and in default of payment to imprisonment for a term not exceeding 90 days, or to both fine and imprisonment.

- (c) The conviction of a person for any violation of this bylaw does not operate as a bar to further prosecution under this bylaw for the continued neglect or failure on the part of the person to comply with the provisions of this bylaw, and any such violation of this bylaw shall be regarded as of a continuing nature.

13. (a) Bylaw No. 1610 is hereby rescinded.

- (b) This bylaw comes into effect upon the date of it being finally passed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED in Open Council this 18th day of March, A.D. 1974.

I HEREBY CERTIFY that this is a true and correct copy of Bylaw No. 1678 consolidated pursuant to Section 69 of the *Municipal Government Act* RSA 2000 c. M-26 to incorporate all subsequent amendments thereto, printed under the authority vested in me by the said Section 69 and by City of Medicine Hat Bylaw No. 1957.

CERTIFIED THIS _____ DAY OF _____, 20____.

LARRY P. GODIN, MMC
MUNICIPAL SECRETARY AND CITY CLERK
CITY OF MEDICINE HAT

SCHEDULE "A"
AS AMENDED BY BYLAW #3881
FEBRUARY 18, 2009

	Effective February 19, 2009	Effective January 1, 2010	Effective January 1, 2011
<i>BUILDING PERMITS</i>			
Minimum permit cost	\$50.00	\$52.50	\$55.00
DETACHED GARAGE			
500 sq. ft. or less	\$55.00	\$65.00	\$75.00
501 to 600 sq. ft.	\$70.00	\$80.00	\$90.00
601 to 728 sq. ft.	\$85.00	\$95.00	\$105.00
over 728 sq. ft (must have foundation walls and footings or an engineer designed foundation).	\$100.00	\$110.00	\$120.00
GARDEN SHEDS			
107 sq. ft. or less (no building permit required)			
108 to 300 sq. ft.	\$50.00	\$52.50	\$55.00
301 to 400 sq. ft.	\$52.50	\$55.00	\$57.50
401 sq. ft. or larger - see garage permit costs			
BASEMENT DEVELOPMENT INCLUDING BASEMENT SUITES			
Less than 500 sq. ft. of finished area	\$50.00	\$52.50	\$55.00
501 to 600 sq. ft.	\$60.00	\$62.50	\$65.00
601 to 750 sq. ft.	\$80.00	\$82.50	\$85.00
751 to 1000 sq. ft.	\$110.00	\$112.50	\$115.00
1001 to 1250 sq. ft.	\$140.00	\$142.50	\$145.00
1251 to 1500 sq. ft.	\$170.00	\$172.50	\$175.00
1501 and over	\$210.00	\$212.50	\$215.00
PLACEMENT OF MANUFACTURED HOME	\$185.00	\$205.00	\$225.00
FOUNDATION ONLY FOR MANUFACTURED, MODULAR OR RELOCATED HOME			
Less than 500 sq. ft.	\$50.00	\$52.50	\$55.00
501 to 750 sq. ft.	\$60.00	\$62.50	\$65.00
751 to 1000 sq. ft.	\$80.00	\$82.50	\$85.00
1001 to 1250 sq. ft.	\$120.00	\$122.50	\$125.00
1251 to 1500 sq. ft.	\$160.00	\$162.50	\$165.00
1501 and over	\$200.00	\$202.50	\$205.00

	Effective February 19, 2009	Effective January 1, 2010	Effective January 1, 2011
RETAINING WALLS			
300 linear ft. or less	\$50.00	\$52.50	\$55.00
301 to 500 linear ft.	\$70.00	\$72.50	\$75.00
501 to 700 linear ft.	\$90.00	\$92.50	\$95.00
701 to 900 linear ft.	\$110.00	\$112.50	\$115.00
901 linear ft. and over	\$150.00	\$152.50	\$155.00
DETACHED GARAGE SLAB ONLY	\$50.00	\$52.50	\$55.00
GAS OR WOOD BURNING FIREPLACE	\$50.00	\$52.50	\$55.00
UNCOVERED DECK			
Up to 300 sq. ft.	\$50.00	\$52.50	\$55.00
301 to 600 sq. ft.	\$60.00	\$62.50	\$65.00
601 to 900 sq. ft.	\$80.00	\$82.50	\$85.00
901 sq. ft. and over	\$100.00	\$102.50	\$105.00
COVERED DECKS			
Up to 300 sq. ft.	\$50.00	\$52.50	\$55.00
301 to 500 sq. ft.	\$65.00	\$67.50	\$70.00
501 to 700 sq. ft.	\$75.00	\$77.50	\$80.00
701 to 900 sq. ft.	\$85.00	\$87.50	\$90.00
901 sq. ft. and over	\$105.00	\$107.50	\$110.00
DECK, PATIO OR CARPORT ROOFS			
Up to 500 sq. ft.	\$50.00	\$52.50	\$55.00
501 to 800 sq. ft.	\$60.00	\$62.50	\$65.00
801 sq. ft and over	\$70.00	\$72.50	\$75.00
HOT TUBS AND WHIRLPOOLS - INCORPORATED INTO ELECTRICAL PERMIT FEE			
INGROUND SWIMMING POOL	\$50.00	\$52.50	\$55.00
ABOVE GROUND SWIMMING POOL	\$50.00	\$52.50	\$55.00
SUNROOM ENCLOSURE			
Up to 300 sq. ft.	\$50.00	\$52.50	\$55.00
301 to 600 sq. ft.	\$80.00	\$82.50	\$85.00
601 sq. ft. and over	\$100.00	\$102.50	\$105.00

	Effective February 19, 2009	Effective January 1, 2010	Effective January 1, 2011
RESIDENTIAL BUILDING ADDITIONS AND NEW HOME CONSTRUCTION UP TO AND INCLUDING TRIPLEXES BUNGALOWS AND BILEVELS - does not include fireplaces, basement development, garages or decks			
Up to 100 sq. ft.	\$50.00	\$52.50	\$55.00
101 to 200 sq. ft.	\$90.00	\$100.00	\$110.00
201 to 400 sq. ft.	\$140.00	\$150.00	\$160.00
401 to 600 sq. ft.	\$240.00	\$250.00	\$260.00
601 to 800 sq. ft.	\$340.00	\$350.00	\$360.00
801 to 1000 sq. ft.	\$440.00	\$450.00	\$460.00
1001 to 1200 sq. ft.	\$540.00	\$550.00	\$560.00
1201 to 1400 sq. ft.	\$640.00	\$650.00	\$660.00
1401 to 1600 sq. ft.	\$740.00	\$750.00	\$760.00
1601 to 1800 sq. ft.	\$840.00	\$850.00	\$860.00
1801 to 2000 sq. ft.	\$940.00	\$950.00	\$960.00
2001 sq. ft. and over add \$100.00 for every 200 sq. ft. or portion thereof			
SECOND STOREY CONSTRUCTION			
Up to 100 sq. ft.	\$50.00	\$52.50	\$55.00
101 to 200 sq. ft.	\$60.00	\$62.50	\$65.00
201 to 400 sq. ft.	\$90.00	\$92.50	\$95.00
401 to 600 sq. ft.	\$150.00	\$152.50	\$155.00
601 to 800 sq. ft.	\$210.00	\$212.50	\$215.00
801 to 1000 sq. ft.	\$270.00	\$272.50	\$275.00
1001 to 1200 sq. ft.	\$330.00	\$332.50	\$335.00
1201 sq. ft. and over add \$60.00 for every 200 sq. ft. or portion thereof			
NOTE: Four plexes, five plexes and larger are evaluated at the same cost providing the building is 600 sq. metres or less in building area. If the building exceeds 600 sq. metres it must be architecturally and/or engineer designed. The building cost is evaluated at commercial/multi-family rate.			
OCCUPANCY PERMIT (four plex or larger) (each residential unit)	\$13.00ea	\$13.00ea	\$13.00ea
DEMOLITION PERMIT (residential and commercial)	\$60.00	\$75.00	\$90.00
SIGN PERMIT (FREE STANDING PEDESTAL) (signs exceeding 20'0" in height require engineer involvement) (engineer designed and stamped foundation plan)	\$50.00	\$52.50	\$55.00

	Effective February 19, 2009	Effective January 1, 2010	Effective January 1, 2011
EXTRA INSPECTION OR RE-INSPECTION			
First offence	\$60.00	\$70.00	\$80.00
Second offence	\$75.00	\$82.50	\$85.00
Third offence	\$100.00	\$105.00	\$110.00
Additional offences	\$200.00	\$210.00	\$220.00
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ASSEMBLY & MULTI FAMILY - THE COST OF CONSTRUCTING THE BUILDING IS TO BE SUBMITTED AT THE TIME OF PERMIT APPLICATION. THE PERMIT COST IS \$7.25 FOR EVERY \$1,000.00 OF CONSTRUCTION VALUE.			
MINIMUM PERMIT	\$50.00	\$52.50	\$55.00
OCCUPANCY PERMIT FOR COMMERCIAL OR INDUSTRIAL	\$19.00	\$20.00	\$21.00
OCCUPANCY PERMIT FOR MULTI- FAMILY- each residential unit	\$12.00	\$15.00	\$18.00
HEATING PERMITS			
Minimum permit fee	\$50.00	\$52.50	\$55.00
Single family dwelling & duplex forced air heating (each dwelling unit)	\$52.50	\$57.50	\$62.50
Single family dwelling steam and hydronic (each dwelling unit)	\$52.50	\$57.50	\$62.50
Triplex and larger forced air heating (each dwelling unit)	\$52.50	\$57.50	\$62.50
Triplex and larger steam or hydronic (each dwelling unit)	\$52.50	\$57.50	\$62.50
Replacement or alteration of residential heating system	\$52.50	\$57.50	\$62.50
Residential exhaust fans (Kitchen or Bathroom)	\$6.50	\$6.75	\$7.00
COMMERCIAL AND INDUSTRIAL			
65,000 or less BTU	\$85.00	\$87.50	\$90.00
65,001 to 150,000 BTU	\$90.00	\$95.00	\$100.00
150,001 to 300,000 BTU	\$105.00	\$110.00	\$115.00
300,001 to 600,000 BTU	\$115.00	\$120.00	\$125.00
600,001 to 1,000,000 BTU	\$140.00	\$145.00	\$150.00
1,000,001 to 5,000,000 BTU	\$220.00	\$225.00	\$230.00
5,000,001 plus BTU	\$250.00	\$255.00	\$260.00

	Effective February 19, 2009	Effective January 1, 2010	Effective January 1, 2011
Commercial tube heaters	\$50.00	\$60.00	\$70.00
Heating units and/or ducts	\$75.00	\$77.50	\$80.00
Roof top unit replacement	\$50.00	\$60.00	\$75.00
Delhi mixing boxes	\$50.00	\$60.00	\$70.00
Heat recovery units	\$50.00	\$60.00	\$70.00
Replace or alter commercial or industrial heating system	\$50.00	\$55.00	\$60.00
Mechanical exhaust system for other than a single family dwelling	\$50.00	\$60.00	\$60.00
Garbage or linen chutes for other than a single family dwelling	\$50.00	\$55.00	\$60.00
Extra inspection	\$60.00	\$70.00	\$80.00

NOTE: PERMIT FEES ARE DOUBLED IF CONSTRUCTION COMMENCES WITHOUT A PERMIT

There is a Safety Codes fee of 3.5% added to the cost of each permit (minimum of \$4.00 - maximum \$500.00).

Permit renewals are half of the original permit fee but not less than minimum permit cost.

A plan re-examination fee of 25% of the regular permit fee may be charged when revised or additional plans are submitted with respect to any application for a permit under this Bylaw. The minimum plan re-examination fee shall be the minimum permit fee.

A person holding a permit may apply to the Building Inspector for a refund of the repayable portion of the permit fees if:

- (A) No work has been carried out under the permit, and
- (B) The application for a refund is made within 90 days of the date of issuance of the permit.

For purposes of the previous paragraph, the repayable portion of the permit fees shall be the amount of the fees prescribed in this Schedule "A", less 20 percent or the minimum fee payable under Schedule "A", whichever is greater.