

Test of Reasonableness Board (TORB)

As per the Equal Opportunities (Persons with Disability) Act I of 2000 Cap. 413 of the Laws of Malta

2nd August 2019

Our Ref: JulTORB_05

Ms. Marion Mizzi
292
Triq il-Kbira
Żebbuġ ŻBG 1306

PA/02637/19 – St. Julians – Proposed change of use from Class 1 dwelling to Class 3a boutique guest house, including minor internal alterations.

On Friday 26th July 2019 the Test of Reasonableness Board (TORB) discussed a request for exemption received on the above indicated permit. Perit Godwin Abela and Ms. Marion Mizzi were present on behalf of the applicant.

Applicants applied for re-consideration of exemption on the property following TORB in April 2019 when it was suggested to applicants to consider a step platform lift at entrance. Applicants commissioned a trusted engineer to advise on Fire & Safety regulations. In his report engineer recommended against the installation of a lift at entrance.

CRPD objected on the following non-conforming elements:

- Architect is requested to provided and indicate the accessible route (all main entrances) on submitted plan drawings for all floor plans including all spot levels (in all ramps and where there is change in level), turning circles where there is a turn direction, in according to AADG 2011.
- The main entrance contains a flight of steps and hence it is not accessible to all.
- No parking for persons with disabilities have been provided.
- Accessible parking space/s should be provided and marked on plan in according to AADG 2011 (refer to AADG 2011 Pg18 Table 2).
- All common areas (pools, gardens, gym, breakfast, reception, sanitary etc.) should be accessible for all.
- All internal doors/main entrance should be not less than 900mm clear. Double door leaf, one door should be not less than 900mm clear.
- No accessible sanitary facilities have been provided (common areas) as per AADG 2011.
- The accessible for all sanitary facilities should be clearly labelled with the international logo. Moreover, the accessible sanitary door should also be indicated on plan (opened outwards).

- Hoist should be fixed, marked and labelled on the submitted plan in accordance to EU Standards.
- No lift have been provided. The lift should be in conformity as per AADG 2011.
- No accessible for all guest room as been provided as per Tourism For All Guidelines. Moreover, the accessible for all guest room should be marked and labelled in proportion of the amount of guest room.
- Architect is requested to specify the usage of the roof.
- All external paving material should be non-slip and clearly labelled on submitted plans.

Taking all arguments in consideration, the TORB concluded that it is **NOT REASONABLE** to exempt.

Rita Vella

Rita Vella
Chairperson
Test of Reasonableness Board