

Test of Reasonableness Board (TORB)

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

19th September 2019

Our Ref: 12SepTORB_08

Mr. Ramon Mizzi
AIB Insurance Brokers Limited
Achille Ferric Street
Msida MSD 1752

PA/05031/19 – Sta. Venera – Change of use from residential to an Insurance broker shop at ground floor level (Class 4B) and supporting offices at first floor level (Class 4A). Proposal includes the installation of an "access for all" ramp in front of the building, installation of ramp to yard, installation of sanitary partitions to create an accessible toilet.

On Thursday 12th September 2019 the Test of Reasonableness Board (TORB) discussed a request for exemption received on the above indicated permit. Perit Matthew Joseph Casha and Mr. Ramon Mizzi were present on behalf of the applicant.

Clearance to install a stair inclined platform lift at the main and only entrance of the property was requested due to the limitations to keep the facade of the historical building at its entirety. Applicants had previously applied to install a permanent ramp but it was objected upon by the Lands Authority. Applicants advised that plans were reviewed and updated to rectify all other elements objected on by CRPD.

CRPD objected on the following non-conforming elements:

- A stair lift will only be considered as an acceptable form of vertical circulation in an existing building if there is no other form of vertical access possible A covering letter should be provided (refer to AADG 2011 point 1.8.33).
- Main entrance door should be marked on plan and also the door opening direction.
- Reception desk (if any) height should conform to AADG 2011 (For all floor levels).
- The two leaf door located in the middle of the 'ground floor' do not conform to AADG 2011(One leaf should be a minimum of 900mm).
- All internal door leaf openings and their respective clear widths (for all floor levels) should be clearly indicated and conform to AADG 2011.
- With reference to ramp leading to backyard area, its gradient and material finish should be indicated.
- The dimensions of the lift shaft do not conform to AADG 2011 otherwise the applicant is requested to provide the specifications indicating a lift cabin dimensions according to AADG 2011.

- No accessible for all sanitary facilities have been provided.
- External paving material should be added to the yards in the ground floor.
- No refuge area has been provided.
- The two leaf door located in the 'first floor' do not conform to AADG 2011(One leaf should be a minimum of 900mm).

Taking all arguments in consideration, the TORB concluded that the installation of a stair platform lift at the entrance of the property is **REASONABLE** on condition that the stair inclined platform lift conforms to AADG 2011.

**Exempted elements are ticked in an 'X' above.*



Rita Vella
Chairperson
Test of Reasonableness Board