

Test of Reasonableness Board (TORB)

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

6th August 2020

Our Ref: 20200730_TORB08

Mr. Emanuel Buhagiar
Dar il-Kbira
Razzett ta' Petrin
Triq Għajn Rihana
L/O St. Paul's Bay SPB 6303

PA/04586/19 – Sta. Venera – Additions and alterations to existing Class 4a office building. Proposal includes some internal alterations and some additional rooms at roof level.

On Thursday 30th July 2020 the Test of Reasonableness Board (TORB) discussed a request for exemption received on the above permit application. Mr. Mario Borg and Perit Mario Formosa were present on behalf of the applicant.

CRPD objected on the following non-conforming elements:

External Areas:

- External Paving Material is not indicated on the drawings
- Spot Levels for external areas are not indicated on the drawings

Main Entrance:

- Internal and External Spot Levels for all entrances are not provided
- Width and Direction of Opening of Main Entrance Door has not been provided

Internal Environment:

- Ground floor inaccessible from street
- Internal Door Widths are not marked on the plans
- First floor inaccessible

Sanitary Facilities:

- Accessible Sanitary Facilities have not been provided

Lifts:

- Accessible Lifts have not been provided

Reception Areas:

- Declaration which states that at least 1m length of the reception counter is not higher than 760mm has not been provided

Refuge Areas:

- Refuge Areas have not been provided

Exemption requested in view of the difficulties to render the main entrance of the office building accessible. Difficulties include an underlying basement belonging to third parties and the width of the entrance and other restrictions of the old building. Case was already discussed on the TORB in January 2020 whereby the applicants were advised to consider the installation of a flexi-step lift at ground floor level. A declaration from a lift supplier that a platform lift (not specified the type of platform lift) cannot be implemented in the given space restrictions was submitted.

Taking all arguments in consideration, the TORB concluded that the applicant should provide a letter from a notary that the basement underlying the property belongs to third parties.

Ms. Rita Vella
Chairperson
Test of Reasonableness Board