

Sleep Health Specialist, Bella Vista



Project: Atrium sealant replacement

Sector: Facility Management



Project Overview

Sleep Health Specialist in Bella Vista operates a major 30-acre research, development, and manufacturing campus, who engaged Anchor Safe Rope Access to address water ingress issues caused by perished sealant joints on their expansive atriums and skylight feature, covering more than 850 square metres. With a strong focus on aesthetics, performance, and durability, ResMed required a tailored, non-invasive solution that would enhance the professional appearance of the site while ensuring long-term protection—with minimal disruption to its high-functioning operations.

Services

The project presented a range of access and environmental challenges. One atrium featured automatic sunshades suspended just one metre above the glazing, severely limiting space and requiring precise rope access maneuvering. Meanwhile, the high ceilings and vertical design of the atriums necessitated a specialised access methodology that avoided the use of scaffolding or machinery.

In addition to physical constraints, weather conditions posed a risk to application times and product curing. Frequent assessments

were conducted to avoid moisture interference and to time each stage of work for optimal performance.

The works included rope access and edge protection setup, surface preparation and cleaning, application of Simple Seal over existing joints and mullions between glazing panels, use of Spectrem® I silicone for superior adhesion and flexibility, ongoing monitoring to avoid environmental disruption during curing, and a full clean and reinstatement of the atriums glass feature.

Results

Over four weeks, Anchor Safe Rope Access successfully completed the project, applying the Spectrem Simple Seal system to all targeted joints and sealing interfaces. This proactive upgrade will significantly extend the life of the atrium glass feature, reduce maintenance frequency, and protect against water ingress—all without disturbing the day-to-day operations of the health facility.

The project not only improved the structural and visual performance of the atriums but also reinforced Anchor Safe Rope Access's capability to manage complex rope access projects in high-sensitivity environments.

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At Tremco, we're pleased to be able to partner with professionals who not only understand the technical requirements of our products but also execute them flawlessly in complex environments. Anchor Safe Rope Access have demonstrated exactly that during their many atrium restoration projects using our Tremco Simple Seal & Overlay Systems.

MATTHEW REID, Technical Sales Representative
NSW | Tremco



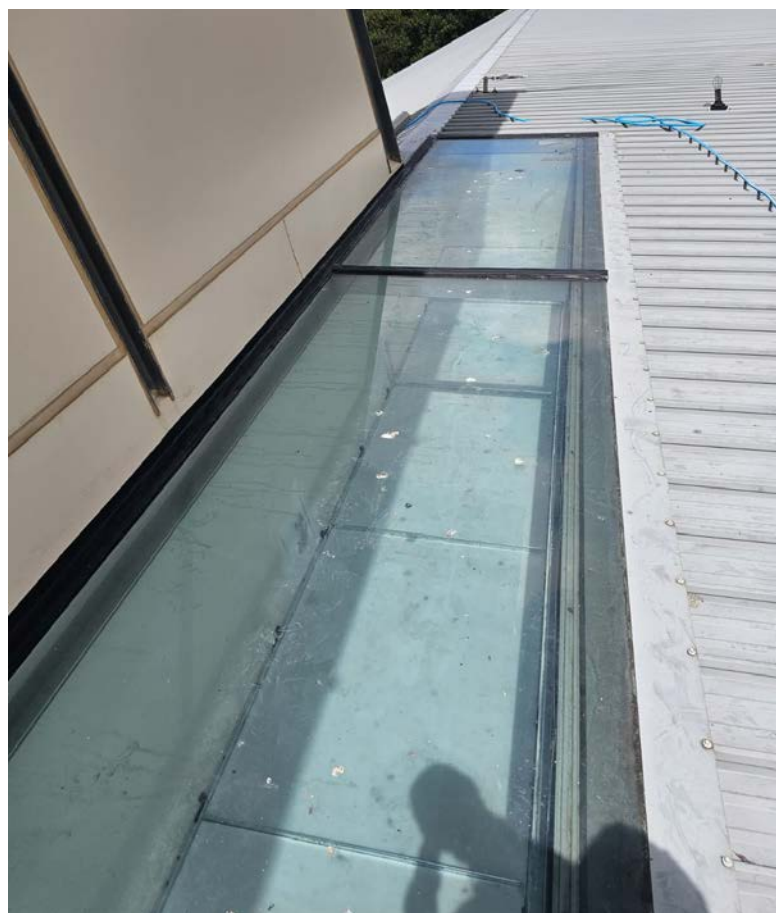
Applying the Tremco Simple Seal



Surface preparation in progress



Surface preparation before applying Simple Seal



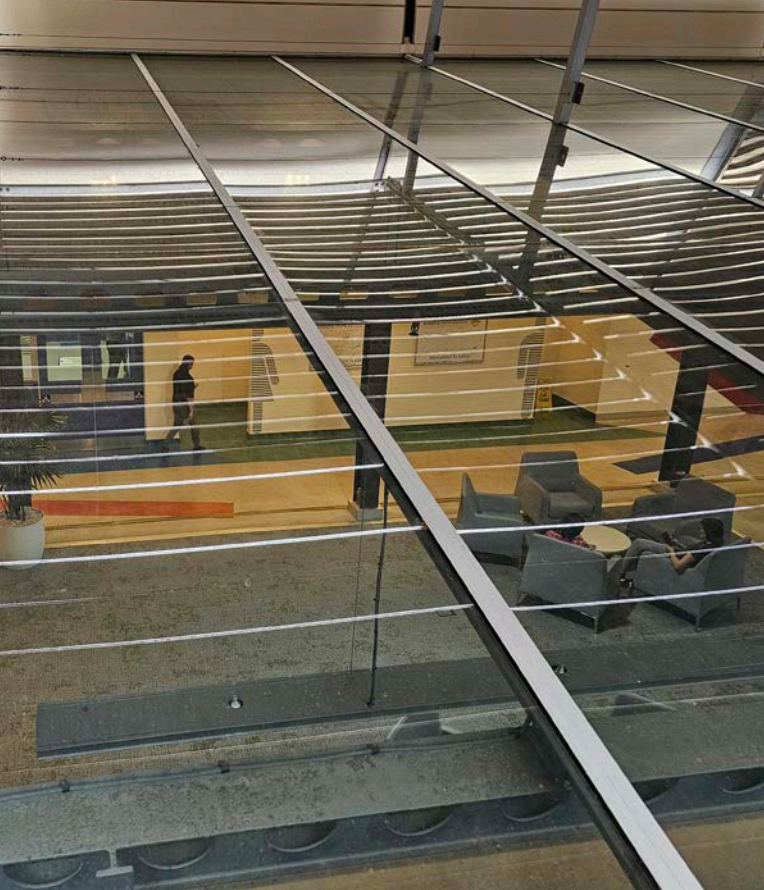


Image of the atriums perishing sealant around the mullion joints



Applied Simple Seal to Atrium glass joints



Post application cleaning