

How to Select a Submetering Solution

A Strategic Framework for Evaluating Applications, Information Needs, and Long-Term Value

Submetering has become an important part of energy management, tenant billing, measurement and verification, and energy code compliance. As organizations seek greater visibility into building performance, the value of a submetering strategy depends on whether the information being collected is accurate, relevant, and usable.

Selecting the right solution requires more than matching a meter to an immediate project requirement. The application, required level of visibility, intended use of the information, and long-term facility objectives all influence the appropriate approach. A solution designed for tenant billing may differ from one intended for energy monitoring, while a system suited to a single building may not support broader reporting or future expansion.

Poor selection decisions often become visible only after installation, when reporting limitations, insufficient visibility, or limited adaptability reduce the value of the system and create challenges that are costly to address later.

A stronger approach begins by defining the outcome the organization is trying to achieve. Before comparing products, stakeholders should determine what information is needed, how it will be used, and which capabilities are required to support broader financial, operational, compliance, and sustainability objectives.

The four decisions that follow provide a practical framework for evaluating submetering requirements, aligning solution capabilities with application needs, and selecting an approach that can deliver value beyond the initial installation

› Key Decision 1: Define the Monitoring Objective

Every effective submetering strategy begins with a clear purpose. Organizations should first determine which decisions the data will support and what outcomes the system is expected to enable.

Common Objectives

- Tenant billing and cost allocation
- Energy monitoring and benchmarking
- Measurement and verification for energy efficiency investments
- Energy code compliance

Once objectives have been established, the next consideration is the level of visibility required. Depending on the application, measurements may be collected at the:

- Building level
- Tenant level
- Panel level
- Circuit level
- Equipment level

The appropriate level of detail should be determined by the decisions the data will support. Tenant billing requires visibility into individual spaces, while energy management initiatives may benefit from panel-, circuit-, or equipment-level measurement.

More data does not necessarily result in greater value. The goal is to capture the level of detail needed to support a defined business or operational need.

> Key Decision 2: Align the Solution with the Application

Submetering requirements vary across building types and applications. The number and type of monitored loads, accuracy requirements, existing infrastructure, reporting expectations, and utilities being measured can all affect system design.

A suitable solution should reflect both the physical characteristics of the facility and the purpose of the information being collected. High-density branch circuit monitoring, for example, presents different requirements than monitoring an individual commercial or industrial load. Similarly, a tenant billing application may require a different combination of accuracy, data management, and reporting capabilities than an energy benchmarking initiative.

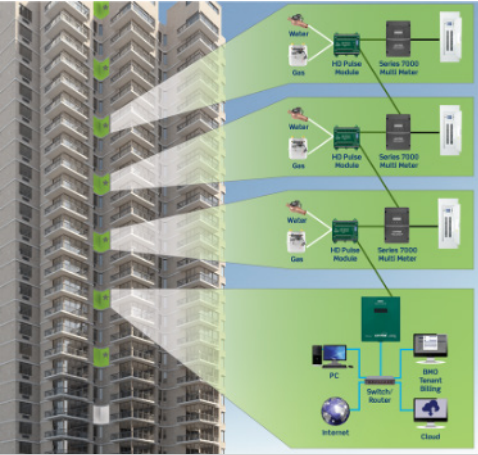
Evaluation Considerations

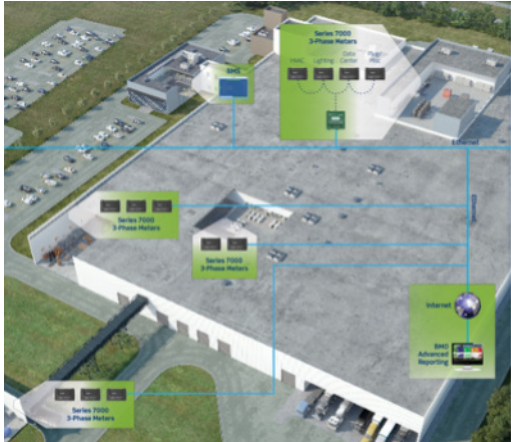
- Facility and application type
- Number and concentration of monitored loads
- Required level of measurement accuracy
- Energy sources and utilities being measured
- Billing and reporting requirements
- Existing electrical and communications infrastructure

Evaluating both current and anticipated needs during the selection process can help preserve flexibility and reduce the likelihood of future system redesign.

Application to Solution Reference Guide

Start with what you need today and expand as your requirements grow. VerifEye® provides a flexible, future-ready submetering solution that scales with your building, portfolio, and energy management goals.

Application	VerifEye Solution
High-Rise Residential (Multiple Dwelling Units) – Tenant Billing	

Application	VeriEye Solution
Wireless AMR Residential (Multiple Dwelling Units) –Tenant Billing/Retrofits	
Educational & Professional Campus – Energy Monitoring / Measurement and Verification	
Industrial/ Manufacturing – Energy Monitoring	

These examples are intended to support early evaluation rather than prescribe a final solution. Selection should reflect the electrical configuration, monitoring objectives, reporting needs, and long-term priorities of the individual project.

Establish Accuracy Requirements Early

Accuracy should be considered in relation to the system's intended purpose.

Applications involving tenant billing, cost allocation, or contractual obligations may require revenue-grade performance. Energy monitoring, benchmarking, and operational applications may have different requirements depending on the purpose and level of analysis.

Establishing these expectations early allows the organization to select an appropriate solution without underestimating critical requirements or investing in capabilities that do not provide additional value for the application.

› Key Decision 3: Determine How Information Will Create Value

The value of a submetering solution is not measured by the volume of data collected, but by whether that data can be accessed, understood, and used to support meaningful decisions.

Important Considerations:

- Who needs access to the data
- Which decisions the data will support
- Required level of measurement accuracy
- How frequently it will be reviewed
- Whether tenant billing or cost allocation is required
- How results will be presented and reported
- Whether data will be shared with other building systems

Solutions such as VerifEye Data Acquisition Servers collect and distribute meter data to energy monitoring, tenant billing, or building automation systems software. VerifEye Building Manager Online software can further support visibility by organizing that data into accessible reporting views, helping stakeholders connect measurement with the decisions they need to make.

Ultimately, an effective system connects measurement with purpose. Results should reach the appropriate stakeholders in a form that supports timely, informed decision-making.

➤ Key Decision 4: Plan for Long-Term Requirements

Building and organizational requirements rarely remain static. Facilities may expand, tenant configurations may change, reporting expectations may evolve, and organizations may choose to monitor additional loads, utilities, or locations over time.

A submetering solution should therefore be evaluated not only against current project requirements but also against reasonably anticipated future needs.

Future Readiness Considerations

- Additional buildings or locations
- Additional utilities and monitored loads
- Changes in tenant configuration
- Additional users and stakeholders
- Expanded billing and reporting requirements
- New operational or sustainability objectives

Planning for future growth does not require adding unnecessary capacity or complexity at the outset. The objective is to balance current requirements with reasonable flexibility so the system can adapt without requiring a complete redesign.

➤ Conclusion

A successful submetering project depends on more than choosing the right meter. It requires a clear understanding of the application, the information the system must provide, how that information will be used, and how the solution may need to adapt as building requirements change.

When these design considerations are addressed early, organizations are better positioned to select a system that supports accurate measurement, useful reporting, and long-term project value.

VerifEye provides submetering, communications, and software reporting solutions that support a range of submetering applications and can be aligned to specific project needs.

➤ Next Step

Explore VerifEye submetering solutions to find the right fit for your application, reporting needs, and building project objectives.

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LES-G-10858/I26-mm

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