My Meter Reads API 2.0

This document outlines the API in use for accounts that have been enabled to utilize the API to get and Update information

Getting Started

The main URL to utilize the API is:

- https://mymeterreads.com/api/

The computer accessing this URL will need to be logged off the website otherwise cookies and stored username and password will interfere. You can tell this is the case if your browser is automatically redirected to the property list or dashboard.

Each API Endpoint will need to be reregistered into the System. This is done manually by a Pathway-Reads Representative. You will need to supply the public IP address of the computer accessing the api, and which functions you will need to access.

The API Functions are as Follows:

1. Access Reads for Portfolio
2. Access Property and unit Information (Globally Turned On)
3. Access Occupancy
4. Access Work Orders

Once you are setup you should be given the following information:

- API Username (Example: ApiUser1)
- API Token (Example: dkfjlkasdjfsdaf9823u4dfj8342rt)
- Conformation of IP Address(Example:123.123.123.123)

The API is Accessed utilizing the GET Method, other Methods such as POST,PUSH and others are not active in the system.

With this information you should be able to access the entire system and start setting up the API to work with whatever systems you have. We will continue to add functionality and this document will be kept up-to-date. If a piece of functionality does not exist please but in a request with your pathway reads representative.

Getting Property Information

This is the simplest way to get your companies entire portfolio of properties.

- **The URL is https://mymeterreads.com/api/get-properties**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>

This will return as JSON String Like the one below:

[{"id":3516,"name":"Test Property ","reference_id":"12345","systems":"Tapwatch 3","management_company":"MyMeterReads","street":"1234 lane Drive","street2":"Suite 1","city":"Kansas City","state":"MO","zipcode":"64134"}]

Things to note:

1. Reference_id is an id that we allow the customer to set this could match an internal account number, your billing software account number, or some other type of id number you have given mymeterreads.
2. The main Number to take from this function is the **id** number this is the main number to use for the property.
3. This information is read only and does not allow you to update.
4. We added last_checkin in the data response to show the last time the property had called. (as of 7/15/2020)

If you do not want the entire portfolio you can include the **id** and have it pull a single property using the URL below:

- **The URL is https://mymeterreads.com/api/get-property**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
id:<id of property>

Getting Reads for a specific Property

This is the simplest way to get your companies entire portfolio of properties.

- **The URL is https://mymeterreads.com/api/get-property/get-reads**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
id:<property id from property api>
start_date: <beginning of date range in YYYY-MM-DD Format(2018-05-01)>
end_date: <beginning of date range in YYYY-MM-DD Format(2018-05-01)>

This will return as JSON String Like the one below:

[{"unit_id":698371,"property_name":"test","property_reference_number":null,"mtu":"41154137","port":1,"site_id":"1050","building":null,"unit":null,"utility_type":"Water","multiplier":"10","reading_date":"2018-03-26 02:30:10","reading":"15644","calculated_reading":"156440"}

Things to note:

1. Actual unit_id is not provided in this feed
2. Reference_id is provided
3. We have included the property name and this should show all units and reads for the range you provided
4. We will only provide you a single read per day even if there are hourlys
5. We added last_checkin in the data response to show the last time the property had called. (as of 7/15/2020)

Getting Raw Reads for a specific Property

This is the simplest way to get your companies entire portfolio of properties.

- **The URL is https://mymeterreads.com/api/get-property/get-reads-raw**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
id:<property id from property api>
start_date: <beginning of date range in YYYY-MM-DD Format(2018-05-01)>
end_date: <beginning of date range in YYYY-MM-DD Format(2018-05-01)>

This will return as JSON String Like the one below:

[{"unit_id":698371,"property_name":"test","property_reference_number":null,"mtu":"41154137","port":1,"site_id":"1050","building":null,"unit":null,"utility_type":"Water","multiplier":"10","reading_date":"2018-03-26 02:30:10","reading":"15644","calculated_reading":"156440"}

Things to note:

1. Actual unit_id is not provided in this feed
2. Reference_id is provided
3. We have included the property name and this should show all units and reads for the range you provided
4. This will return all Data points within the system
5. We added last_checkin in the data response to show the last time the property had called. (as of 7/15/2020)

Getting Date Range Usage for a specific Property

This is the simplest way to get your companies entire portfolio of properties.

- **The URL is https://mymeterreads.com/api/get-property/monthly-analysis**

This will return as JSON String Like the one below:

[{"id":985368,"account_number":null,"mtu":"BA0357E7","port":1,"address":"test adddress","building":"A","unit":"Unit 1","amr_number":null,"reference_number":null,"occupancy_date":null,"occupancy_name":null,"error_date":null,"error_value":null,"past_date":"2019-03-31 21:56:34","past_raw_read":"0","past_factored_read":"0","past_voltage":"96","new_date":"2019-04-29 21:56:26","new_raw_read":"0","new_factored_read":"0","new_voltage":"96","usage":"0","multiplier":"10","factored_usage":"0","current_rssi":"254","tx_type":null,"tx_id":null,"meter_description":"Next Century Default","meter_id":null,"date_installed":"2019-04-25","certification_date":null,"utility_type":"Water","utility_type_name":"Water","square_ft":null,"number_of_bedrooms":null,"number_of_bathrooms":null,"other_amenities":null}]

Things to note:

1. Actual unit_id is not provided in this feed
2. The property Name is not included in this feed
3. The past date is either the reading of the last time it has checked in or the last read as of the date provided.

Getting Unit Information

This function will return all the unit information for a single property.

- **The URL is https://mymeterreads.com/api/get-units**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
id:<property id from property api>

This will return as JSON String Like the one below:

[{"unit_id":754107,"mtu":"2693212026","port":1,"site_id":"TestSite","property_name":"Test Property Bridge","community":"","building":"243805","unit":"370","utility":"Water","account_number":"","amr":"","reference_number":"","system":"Tapwatch 3"}]

Things to note:

1. Unit_id will be used from here on out for most calls for occupancy and work orders.
2. Currently this is read only but we will be adding functionality in the future.
3. We redisplay the property_name at this level so you can ensure that it is the right property.

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If you do not want all the units you can include the **unit_id** and have it pull a single unit using the URL below:

- **The URL is https://mymeterreads.com/api/get-unit**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
unit_id:<id of single unit>

Getting Reading Information

Currently we only allow you to pull all the reads for all properties with in portfolio. This function can take some time to complete so you will need to make sure whatever process you have in place will not time out and can handle large JSON Strings.

- **The URL is https://mymeterreads.com/api/get-reads**

- **Paramaters**
- **api_token:**<api_token provided by mymetereads>
- **username**:<username provided by mymeterreads>
- **date**:<Date neeaded for reads in format YYYY-MM-DD>

This will Output a JSON string like the following:

[{"unit_id":698371,"property_name":"test","property_reference_number":null,"mtu":"41154137","port":1,"site_id":"1050","building":null,"unit":null,"utility_type":"Water","multiplier":"10","reading_date":"2018-03-26 02:30:10","reading":"15644","calculated_reading":"156440"}

Things to note:

4. Actual unit_id is not provided in this feed
5. Reference_id is provided
6. We have included the property name and this should show all units and all properties.

Occupancy Information

Occupancy is set at the unit level so it is important to note the **unit_id**, utilizing the previous call documented in this guide.

To view current Occupant Information for a unit use the function below:

- **The URL is https://mymeterreads.com/api/get-occupancy**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
unit_id:<id of single unit>

If There has never been an occupant set you weill get back the following response:

"No Occupant Set"

Other wise you will get a JSON string like the following:

{"occupancy_id":317,"occupancy_date":"2018-06-01 00:00:00","occupancy_value":"Occupied","occupant_name":"New BOOm","occupant_phone":"(816)674-5355","occupant_email":"JBOOMER@BRICKWALLKC.COM","occupant_account_number":"HJB19587-045","occupant_notes":"This is Brand New Entry","important_dates":[{"Description":"Contract Date","Date":"03/27/2018"},{"Description":"Move In","Date":"04/03/2018"}]]}

Things to Note

1. Occupancy_id is the record for this particular tenant. This is used to update information. Do Not use this occupant id in the change-occupancy Function.
2. Occupancy date is in the format: YYYY-MM-DD
3. Important_dates is and array of JSON values with Description: and Date.

Now there are 2 functions that allow to update or change this information. They are as follows:

1. **Update-occupancy** : This will update an existing record if you want to change phone number, or dates or any other information as it pertiains to that tenant. **Note you will have to have the occupancy_id for that particual record.**
2. Change-occupancy: This will create an new record for the unit with the information you set. **You will need the unit_id for this function.**

Update Occupancy

This is the function you will use if you need to update the information on a tenant, but not change the tenant completely.

- **The URL is https://mymeterreads.com/api/update-occupancy**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
occupancy_id:<id of occupancy record>
occupancy_date:<date in "YYYY-MM-DD" Format>
occupancy_value:< "1" = Occupied & "0"=Vacant >
occupant_name:<name of occupant>
occupant_phone:<phone number of occupant>
occupant_email:<email of occupant>
occupant_account_number:<string account number>
occupant_notes:<text notes for occupant>
important_dates:<ARRAY of JSON Objects with Description And Date> Example:
[{"Description":"Contract Date","Date":"03/27/2018"},
{"Description":"Move In","Date":"04/03/2018"}]

When you successfully updated a record you will get a response back with all the values and an additional field "status" this will show "Updated" it will return all the same data as the get-occupancy function so you can check the data.

Things to note:
1. Occupancy_date, occupancy value, are the only 2 required fields.
2. Occupancy_value is numeric 1 = occupied, 0 meaning vacant. This is translated in the get-occupancy function to the actual text.
3. Beside occupancy_value, and occupancy_date all other fields are just text so you can use your specific formatting.
4. Important dates can have as many dates as needed as it pertains to the tenant.

Change Occupancy

This is the function you will use if you need to Change or add occupancy information on a particular Unit.

- **The URL is https://mymeterreads.com/api/change-occupancy**

Paramaters
api_token:<api_token provided by mymetereads>
username:<username provided by mymeterreads>
unit_id:<id of unit>
occupancy_date:<date in "YYYY-MM-DD" Format>
occupancy_value:< "1" = Occupied & "0"=Vacant >
occupant_name:<name of occupant>
occupant_phone:<phone number of occupant>
occupant_email:<email of occupant>
occupant_account_number:<string account number>
occupant_notes:<text notes for occupant>
important_dates:<ARRAY of JSON Objects with Description And Date> Example:
[{"Description":"Contract Date","Date":"03/27/2018"},
{"Description":"Move In","Date":"04/03/2018"}]

When you successfully create a record you will get a response back with all the values and an additional field "status" this will show "Created" it will return all the same data as the get-occupancy function so you can check the data, **along with the new occupancy_id of the newly created record**.

Things to note:
5. Occupancy_date, occupancy value, are the only 2 required fields.
6. Occupancy_value is numeric 1 = occupied, 0 meaning vacant. This is translated in the get-occupancy function to the actual text.
7. Beside occupancy_value, and occupancy_date all other fields are just text so you can use your specific formatting.
8. Important dates can have as many dates as needed as it pertains to the tenant.